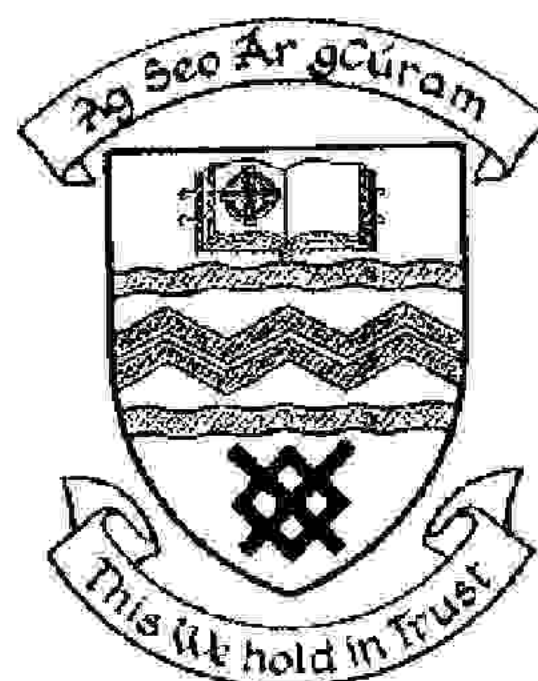


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0222	
1. Location	The Grange, Newcastle Road, Ballymakail, Lucan, Co. Dublin.		
2. Development	Upgrade existing facilities to include construction of a new warehouse / workshop building measuring 1,925 sq.m. and a new two storey office, training and management building of 780 sq.m., replacing existing office portacabins, to provide 53 car parking spaces, improve existing entrance splays and to provide a Biodisc waste water treatment plant.		
3. Date of Application	07/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/06/2000 2.	1. 2.
4. Submitted by	Name: Manahan & Associates, Address: 38 Dawson Street, Dublin 2.		
5. Applicant	Name: Donohue Scaffolding Ltd., Address: The Grange, Newcastle Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1213 Date 02/06/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
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Horan Associates,
Architectural & Project Management Consultants,
127 Phibsboro Road,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0967	Date of Final Grant 08/05/2002
Decision Order Number 0669	Date of Decision 28/03/2002
Register Reference S00A/0222	Date 25/01/02

Applicant Donohue Scaffolding Ltd.,

Development The removal of all sheds/buildings, workshop/storage, ancillary uses/offices, proposed site rationalising, comprising of the erection of new warehouse storage with repairs area and incorporating ancillary uses/office within its two storey building envelope, revised parking layout, improved sightlines/site access, waste water treatment plant upgrading, site development works and amended site boundaries.

Location The Grange, Newcastle Road, Ballymakail, Lucan, Co. Dublin.

Floor Area 2705.00 Sq Metres
Time extension(s) up to and including 02/04/2002
Additional Information Requested/Received 02/06/2000 /23/10/2001

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

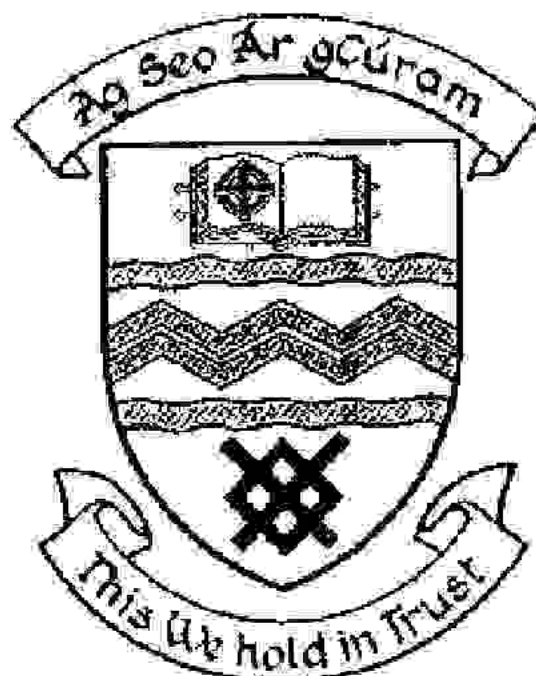
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REG REF. S004/0700

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 23/01/01 and Clarification of Additional Information received on 25/01/02, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 4 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
■ Wastewater package treatment plant and percolation/irrigation area are to meet the requirements of BS 6297:1983 and the relevant manufacturers Agrément Certificate.
Certification of compliance by an Engineer to the above standard or the relevant manufacturers Agrément Certificate must be submitted to South Dublin County Council.

REG. REF. S0047011

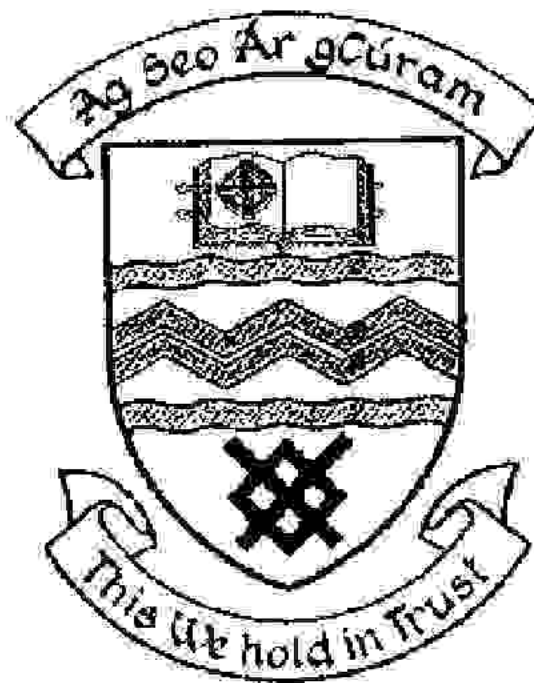
- Wastewater package treatment plant and percolation/irrigation area to meet the requirements of the E.H.O.
 - Applicant to comply with the Waste Management Act 1996 in respect of the disposal of sludge arising from the proposed wastewater treatment plant.
 - Applicant is subject to the provisions of the Water Pollution Acts and, depending on volume and nature of discharge, may be required to apply to the Environmental Services Department for a licence under Section 4 of the Local Government (Water Pollution) Acts 1977 and 1990 to discharge sewage and/or trade effluent to waters.
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of a 300m³ underground storage tank fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 12.7 l/s. The system will be maintained and cleaned regularly and kept free from siltation.
 - All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
 - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - The property shall have its own connection to the public watermain and full 24hour water storage.
 - No buildings shall be more than 46m from the nearest hydrant.
 - The water supply to the development shall be commercially metered.
 - The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- REASON:

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In order to comply with the Sanitary Services Acts, 1878-1964.

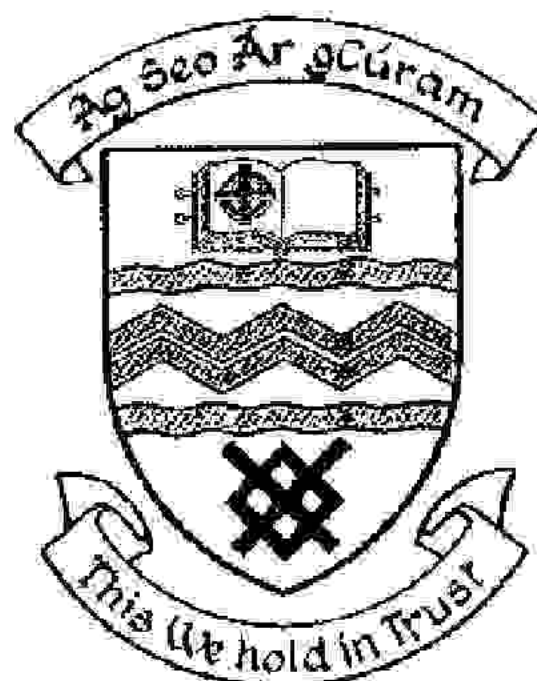
- 6 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 7 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 8 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 That no advertising signs or structures be erected except those which are exempted development, without prior approval of the Planning Authority.
REASON:
In the interest of proper planning and development of the area.
- 10 That full details of landscaping and boundary treatment method of protection of existing trees and time-scales of landscaping works shall be submitted to and approved by the Planning Authority prior to commencement of development and work thereon completed prior to occupation of the proposed development.
REASON:
In the interest of the proper planning and development of the area.
- 11 That off street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards and that the car spaces be marked out on site on the site. The applicant shall submit within 2 months of the date of this decision a layout which is in accordance with

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requirements of the Roads Department for the written agreement of the Planning Authority.

REASON:

In the interest of the proper planning and development of the area.

- 12 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority samples of all external finishes of the proposed development.

REASON:

In the interest of visual amenity.

- 13 The area between the building and road must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on the lodged plans.

REASON:

In the interest of amenity.

- 14 The applicant shall not externally store any materials on the site.

REASON:

In the interest of amenity.

- 15 That a financial contribution in the sum of EUR 27,535 (twenty seven thousand five hundred and thirty five euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 16 That a financial contribution in the sum of EUR 71,635 (seventy one thousand six hundred and thirty five euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road

SOUTH DUBLIN COUNTY COUNCIL

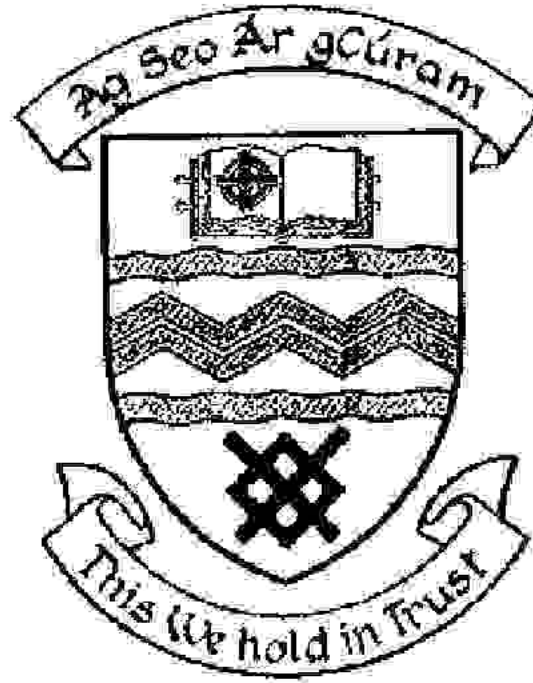
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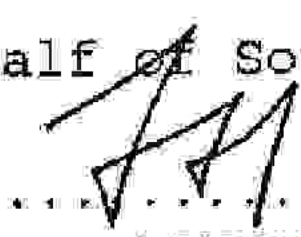
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improvement works and traffic management schemes
facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

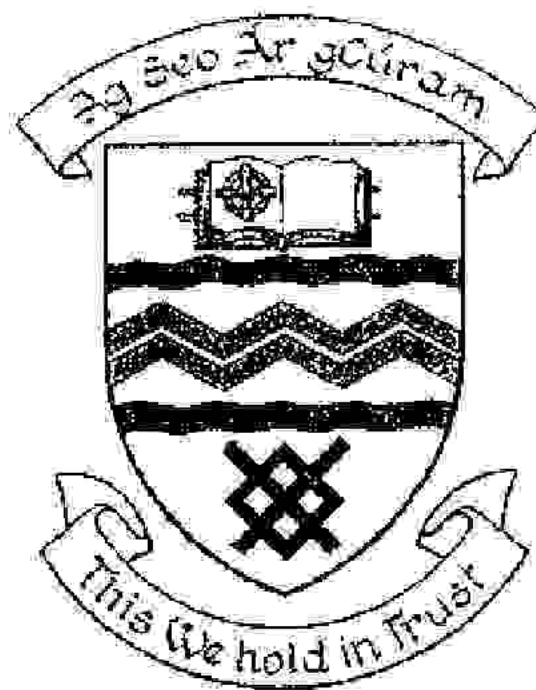
Signed on behalf of South Dublin County Council.


.....09/05/02
for SENIOR ADMINISTRATIVE OFFICER

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1213	Date of Decision 02/06/2000
Register Reference S00A/0222	Date: 07/04/00

Applicant Donohue Scaffolding Ltd.,
Development Upgrade existing facilities to include construction of a new warehouse / workshop building measuring 1,925 sq.m. and a new two storey office, training and management building of 780 sq.m., replacing existing office portacabins, to provide 53 car parking spaces, improve existing entrance splays and to provide a Biodisc waste water treatment plant.

Location The Grange, Newcastle Road, Ballymakail, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 07/04/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to address the conflict between the proposed development and the site's zoning ("to protect and improve rural amenity and to provide for the development of agriculture"). In this context, the applicant shall note that the Planning Authority is not favourably disposed to extending the site of this non-conforming use, intensifying the use or developing a stand-alone office building in this rural location.

In relation to the intensification of the use, it should be further noted that the existing access is hazardous, and any development which will result in additional traffic movements at the site, would be considered to constitute a traffic hazard.

Manahan & Associates,
38 Dawson Street,
Dublin 2.

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- 2 The applicant is requested to re-submit plans which omits the proposed office development and incorporates the office element as an ancillary use within the proposed workshop-warehouse building. The plans should clearly identify the extent of the office and workshop/storage areas.
- 3 The applicant is requested to clarify plans for the existing shed on the site. While the covering letter submitted with the application implies removal of this shed, the site layout of the proposal includes the structure. In the opinion of the Planning Authority, this structure is unsightly and inappropriate in this rural location. Any proposal to include an additional workshop/warehouse facility should allow for the removal of this structure. It is noted that the applicant states that the existing structure is dilapidated and unsuitable for modern use.
- 4 The applicant is requested to clearly identify proposals for rationalising the open storage area at the site. Specifically, the applicant shall clarify if it is intended to cease open storage at the site.
- 5 The applicant is requested to submit a schedule of the floor areas of all structures, proposed and existing. The relevant areas shall be expressed only in metric measurements.
- 6 The submission states that the total number of staff is 30 rising by 8-12 in the summer. The total number of car parking spaces proposed is 53. The applicant shall address this apparent discrepancy.
- 7 The applicant states that neighbouring residences are either involved in the business or are family members. The applicant shall indicate on the site layout plan, the relevant dwellings and submit letters of support from residences as necessary.
- 8 The applicant shall note that elevations and sections of the proposed workshop/warehouse building have not been submitted. Full details of the proposed structure are required, modified to incorporate the requirements of the Planning Authority, as outlined under Number 2 above. Details of external finishes are also to be submitted.

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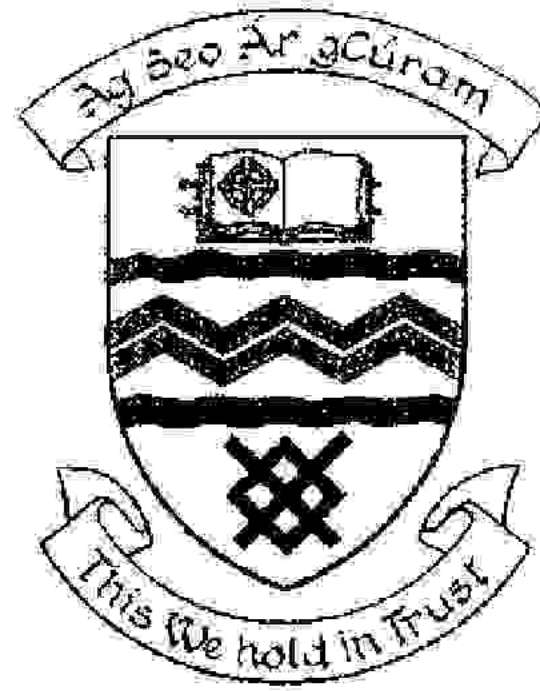
REG. REF. S00A/0222

- 9 The applicant is requested to clarify the precise nature of the operation carried out at this site. Is the site in use for storage and distribution, or are there industrial processes carried out. If the latter is the case, a detailed noise assessment is required, to be carried out by an appropriately qualified person.
- 10 According to the submission, the principal of the company owns the adjoining house on the Lucan side of the access. Roads Department require that the boundary be set back on this side along the front of the house, in order to achieve satisfactory vision splays on the Lucan side of the access. The applicant shall indicate their willingness and ability to carry out this out.
- 11 (a) The applicant shall submit a level survey of the site, which incorporates the following:-
- levels on the road outside the site and
 - levels at various locations within the site.
 - the finished floor levels of all structures on the site (existing and proposed).
 - levels at all adjoining sites.
 - ridge and eaves levels of all buildings on adjoining sites.
- (b) The applicant shall submit longitudinal sections through the site running east-west and north-south. These sections shall incorporate all structures, existing and proposed, in addition to boundaries.

On the basis of this survey, the applicant shall assess the impact of the proposed development, in particular the warehouse/workshop building, on the residential amenities of neighbouring property.

- 12 The applicant shall submit a detailed landscape/boundary treatment plan for the site.
- 13 Notwithstanding the issues raised under questions 1 and 2, the applicant is requested to construct the proposed raised percolation area and conduct site assessments (i.e. trial hole and percolation tests) on the proposed percolation area. A copy of the results to be submitted.

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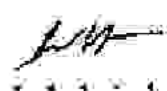
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NOTE: The application as submitted does not satisfy the Planning Regulations for public notification as no reference is made to the proposal to extend the site area and to carry out development within the extended area.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

02/06/00