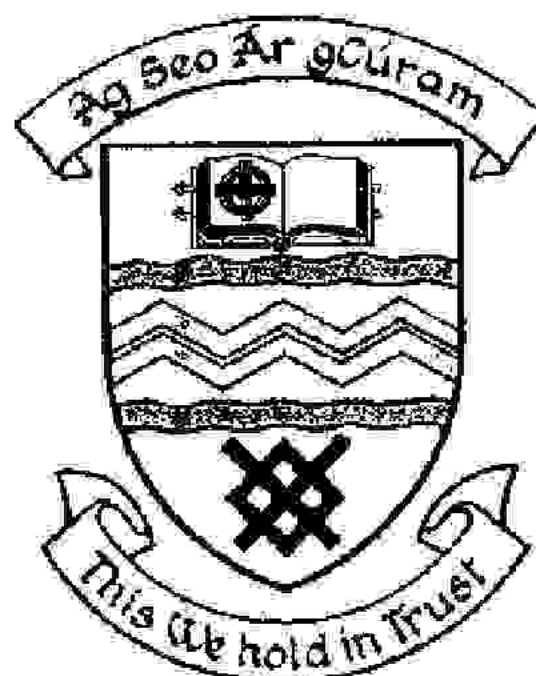


| | | | |
|-----------------------------|--|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0220 | |
| 1. Location | John F. Kennedy Avenue, Naas Road, Dublin 12. | | |
| 2. Development | Demolition of existing warehouse and offices and erection of new warehouse and offices and formation of new vehicular entrances and loading ramps and provision of 30 carparking spaces. | | |
| 3. Date of Application | 06/04/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Elliott Maguire Partnership, Address: 40 Dame Street, Dublin 2. | | |
| 5. Applicant | Name: J.J. O'Toole Ltd., Address: JFK Avenue, Naas Road, Dublin 12. | | |
| 6. Decision | O.C.M. No. 1201 Date 01/06/2000 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1571 Date 18/07/2000 | Effect AP GRANT PERMISSION | |
| 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. | |

| | | | |
|-----------------------------|--|--|-----------------|
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| 1. Location | John F. Kennedy Avenue, Naas Road, Dublin 12. | | |
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| 3. Date of Application | 06/04/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Elliott Maguire Partnership, Address: 40 Dame Street, Dublin 2. | | |
| 5. Applicant | Name: J.J. O'Toole Ltd., Address: JFK Avenue, Naas Road, Dublin 12. | | |
| 6. Decision | O.C.M. No. 1201 Date 01/06/2000 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
| 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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Dublin 24

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Elliott Maguire Partnership,
40 Dame Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 1571 | Date of Final Grant 18/07/2000 |
| Decision Order Number 1201 | Date of Decision 01/06/2000 |
| Register Reference S00A/0220 | Date 06/04/00 |

Applicant J.J. O'Toole Ltd.,

Development Demolition of existing warehouse and offices and erection of new warehouse and offices and formation of new vehicular entrances and loading ramps and provision of 30 carparking spaces.

Location John F. Kennedy Avenue, Naas Road, Dublin 12.

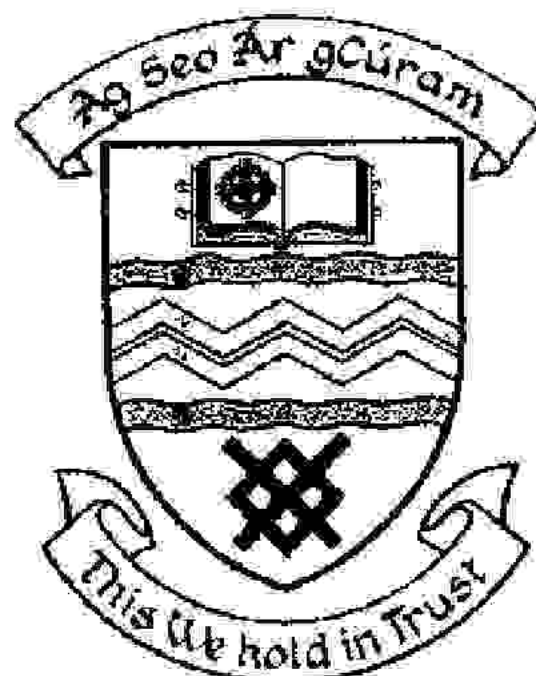
Floor Area 1863.00 **Sq Metres**

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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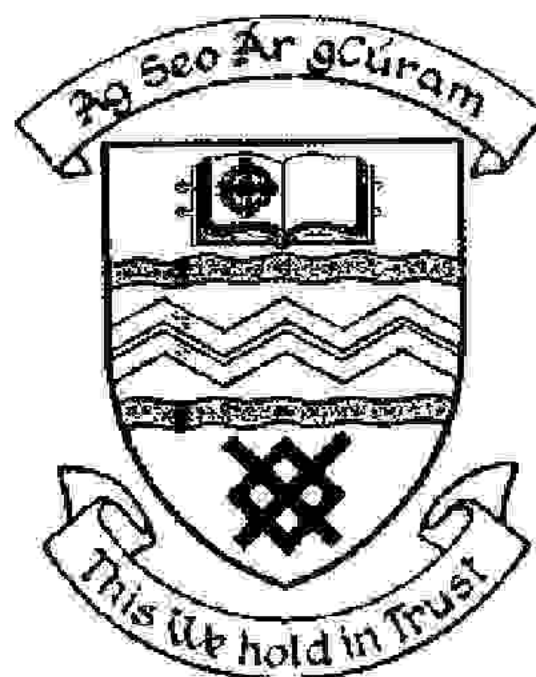
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 That the area between the building and roads 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 lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 5 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.
- 6 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.
- 7 The applicant shall implement the landscaping scheme and boundary treatment works as indicated on drawings submitted with this application to ensure that the proposed development exhibits a high quality finish in accordance

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with current Development Plan policies on developments within industrial areas set out under Development Control Objective 3.5.1.

REASON:

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

- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 10 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

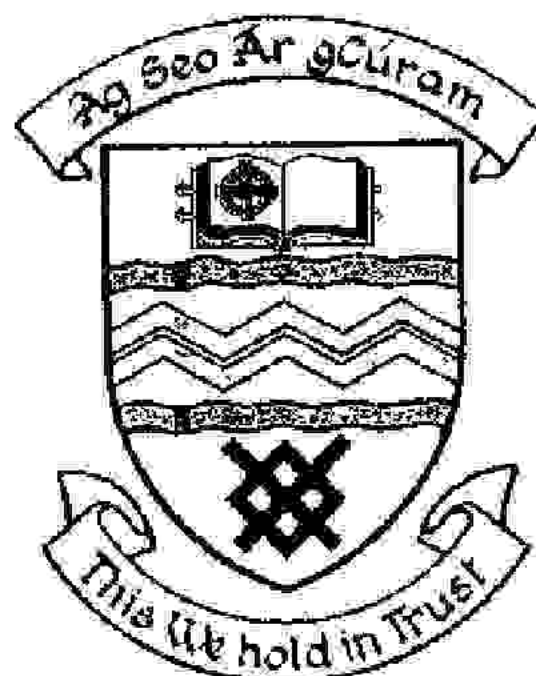
In the interest of the proper planning and development of the area.

- 11 Prior to the commencement of development on site, the applicant shall submit details in relation to the foul and surface water drainage arrangements for the agreement of the Planning Authority. The applicant indicates on drawing No. 99D.11.1133/02 that they intend discharging foul drainage to the surface water system. This is unacceptable. There are separate foul and surface water drainage systems available in the area of the development. A single combined system particularly one that will lead to pollution of the Camac River will not be permitted. The foul drainage system in the area of the proposed development is private. Therefore, the applicant shall submit written evidence of permission to connect to private sewer and submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

REASON:

In the interest of public health.

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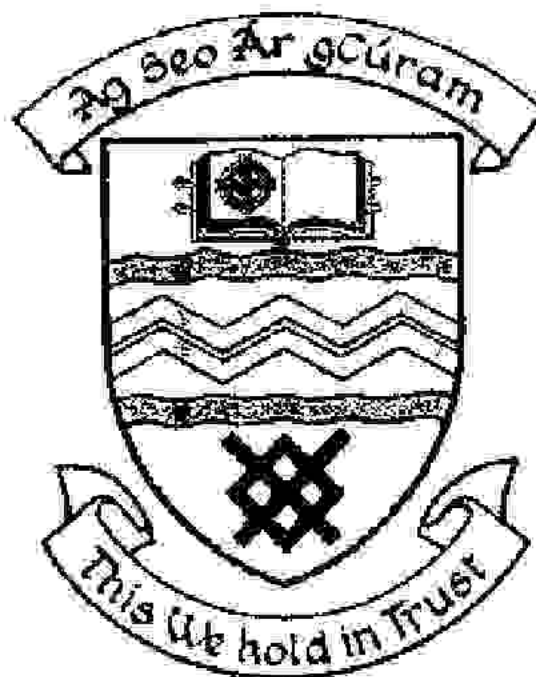
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- 12 No building shall be erected within 5m of public sewer or sewer with potential to be taken in charge.
REASON:
In the interest of the proper planning and development of the area.
- 13 The applicant to ensure the full and complete separation of foul and water systems.
REASON:
In the interest of the proper planning and development of the area.
- 14 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.
REASON:
In the interest of the proper planning and development of the area.
- 15 Prior to commencement of development, the applicant shall submit details in relation to the water supply arrangements for the written agreement of the Planning Authority. No details of water supply to proposed development were received with the planning application. The applicant shall therefore submit a watermain layout drawing. This drawing shall indicate the proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
REASON:
In the interest of public health.
- 16 24hr water storage per unit shall be provided.
REASON:
In the interest of the proper planning and development of the area.
- 17 No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
REASON:
In the interest of the proper planning and development of the area.
- 18 That a financial contribution in the sum of £9,001 (nine thousand and one pounds) EUR 11,429 (eleven thousand four hundred and twenty nine euros) be paid by the proposer to

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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.

- 19 That a financial contribution in the sum of £23,415 (twenty three thousand four hundred and fifteen pounds) EUR 29,730 (twenty nine thousand seven hundred and thirty euros) 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 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.

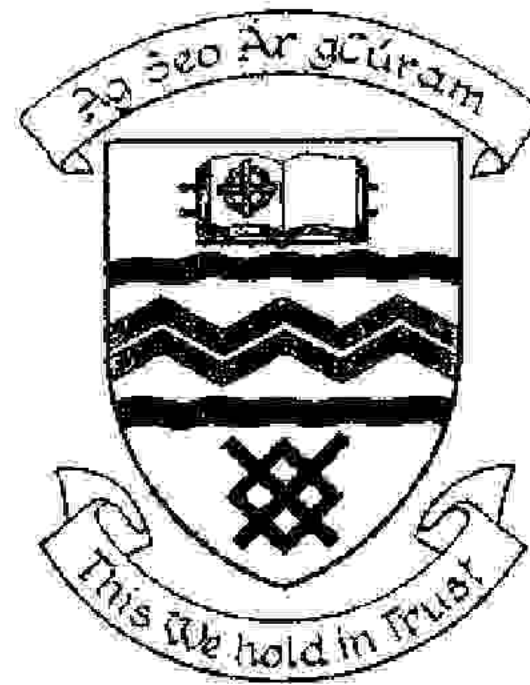
Signed on behalf of South Dublin County Council.


18/07/00
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|-----------------------------|
| Decision Order Number 1201 | Date of Decision 01/06/2000 |
| Register Reference S00A/0220 | Date: 06/04/00 |

Applicant J.J. O'Toole Ltd.,

Development Demolition of existing warehouse and offices and erection of new warehouse and offices and formation of new vehicular entrances and loading ramps and provision of 30 carparking spaces.

Location John F. Kennedy Avenue, Naas Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 01/06/00
for SENIOR ADMINISTRATIVE OFFICER

Elliott Maguire Partnership,
40 Dame Street,
Dublin 2.

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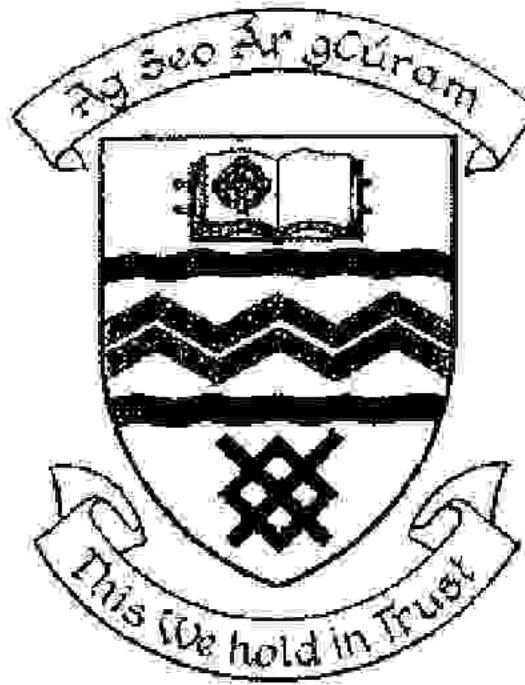
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 That the area between the building and roads 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 lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 5 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.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 7 The applicant shall implement the landscaping scheme and boundary treatment works as indicated on drawings submitted with this application to ensure that the proposed development exhibits a high quality finish in accordance with current Development Plan policies on developments within industrial areas set out under Development Control Objective 3.5.1.

REASON:

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

- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 10 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

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

- 11 Prior to the commencement of development on site, the applicant shall submit details in relation to the foul and surface water drainage arrangements for the agreement of the Planning Authority. The applicant indicates on drawing

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No. 99D.11.1133/02 that they intend discharging foul drainage to the surface water system. This is unacceptable. There are separate foul and surface water drainage systems available in the area of the development. A single combined system particularly one that will lead to pollution of the Camac River will not be permitted. The foul drainage system in the area of the proposed development is private. Therefore, the applicant shall submit written evidence of permission to connect to private sewer and submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

REASON:

In the interest of public health.

- 12 No building shall be erected within 5m of public sewer or sewer with potential to be taken in charge.

REASON:

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

- 13 The applicant to ensure the full and complete separation of foul and water systems.

REASON:

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

- 14 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.

REASON:

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

- 15 Prior to commencement of development, the applicant shall submit details in relation to the water supply arrangements for the written agreement of the Planning Authority. No details of water supply to proposed development were received with the planning application. The applicant shall therefore submit a watermain layout drawing. This drawing shall indicate the proposed watermain sizes, valve, meter

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and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

REASON:

In the interest of public health.

- 16 24hr water storage per unit shall be provided.

REASON:

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

- 17 No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 18 That a financial contribution in the sum of £9,001 (nine thousand and one pounds) EUR 11,429 (eleven thousand four hundred and twenty nine euros) 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.

- 19 That a financial contribution in the sum of £23,415 (twenty three thousand four hundred and fifteen pounds) EUR 29,730 (twenty nine thousand seven hundred and thirty euros) 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

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improvement works and traffic management schemes
facilitating the proposed development.