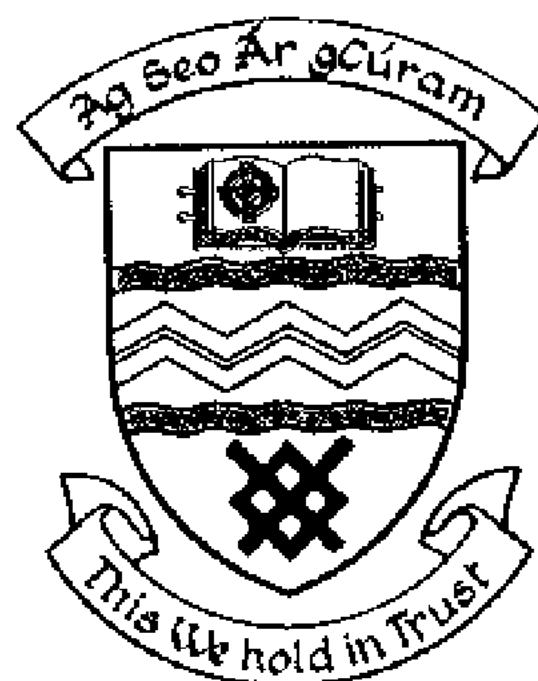


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0957	
1. Location	Greenogue, Rathcoole, Co. Dublin.		
2. Development	Depot to include offices, workshops, external storage areas for plant and equipment, extension of estate service road and associated site development works.		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2. 15/02/20	1. 15/11/2000 2. 01/03/20
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: John Paul Construction, Address: Dundrum Business Park, Dundrum Road, Dublin 14.		
6. Decision	O.C.M. No. 0870 Date 27/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2139 Date 08/06/2001	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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James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2139	Date of Final Grant 08/06/2001
Decision Order Number 0870	Date of Decision 27/04/2001
Register Reference S99A/0957	Date 01/03/01

Applicant John Paul Construction,

Development Depot to include offices, workshops, external storage areas for plant and equipment, extension of estate service road and associated site development works.

Location Greenogue, Rathcoole, Co. Dublin.

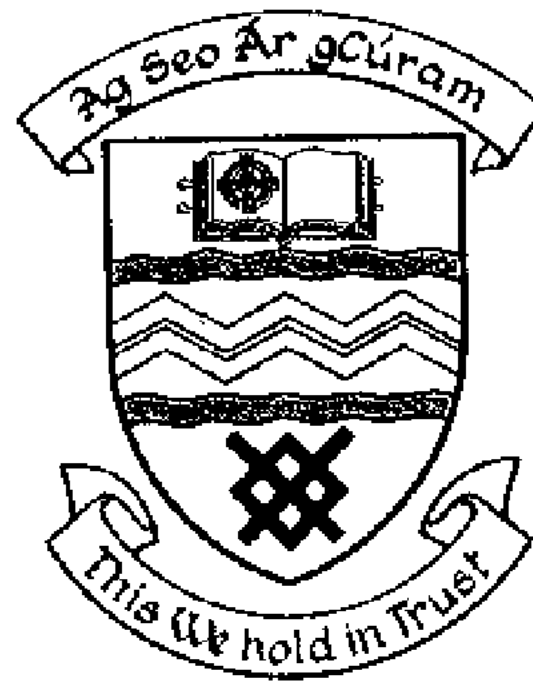
Floor Area 691.00 Sq Metres

Time extension(s) up to and including 16/02/2001

Additional Information Requested/Received 22/02/2000 /15/11/2000

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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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 and Additional Information lodged on the 15/11/2000 and Clarification of Additional Information lodged on the 01/03/2001, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard the following requirements shall be satisfied:

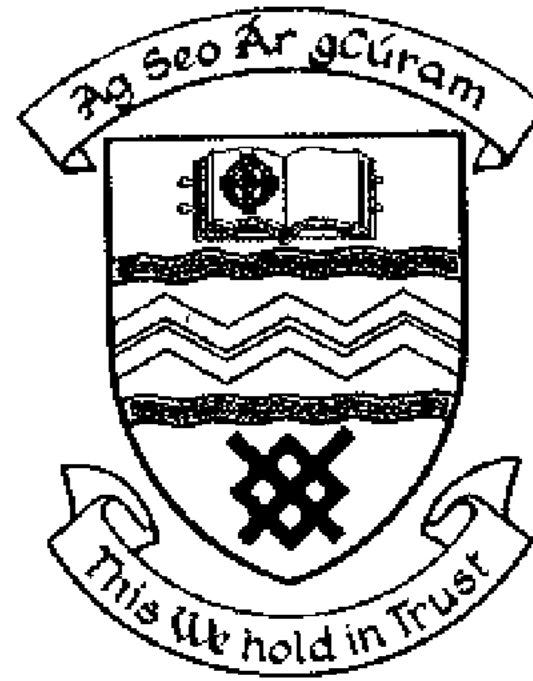
Foul Drainage

- (a) the applicant shall comply with section 38 of the Waste Management Act 1996 in respect of the disposal of sludge arising from the proposed wastewater treatment plant.
- (b) the applicant to comply with section 4 of the Water Pollution Acts 1996 and 1990 in respect of the discharge from the wastewater treatment works to waters.
- (c) The applicant to submit written evidence of permission to connect to a private foul sewer and wastewater treatment plant from the owners of same.
- (d) The applicant to connect and discharge to the proposed Newcastle wastewater pumping station at a time to be agreed with South Dublin County Council.
- (e) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (f) The applicant to ensure full and complete separation of foul and surface water systems.
- (g) 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.

Surface Water

- (h) As per the applicant's Clarification of Additional Information submission received on 1/03/2001 the surface water run-off from the site shall be limited to 4.1 l/s by means of a hydrobrake and the provision of a 200m³ attenuation tank.
- (i) Prior to the commencement of development the

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applicant shall submit details of how the surface water attenuation system shall be kept free from siltation. Details shall include maintenance and cleaning provisions for the attenuation system.

(j) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(k) Applicant to ensure full and complete separation of foul and surface water systems.

(l) 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.

Water Supply

(m) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.

(n) Prior to the commencement of the works, applicant shall submit for the agreement of the Area Engineer, Deansrath Depot (Tel (01) 4570784) a watermain layout drawing. The drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed point of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

(o) The water supply to the unit shall be commercially metered and 24 hour storage shall be provided.

(p) No building shall lie within 5 metres of watermains less than 225mm diameter and within 8 metres of watermains greater than 225mm diameter.

REASON:

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

- 3 The proposed structure shall not be occupied until the access road is complete and the services are in place and operational.

REASON:

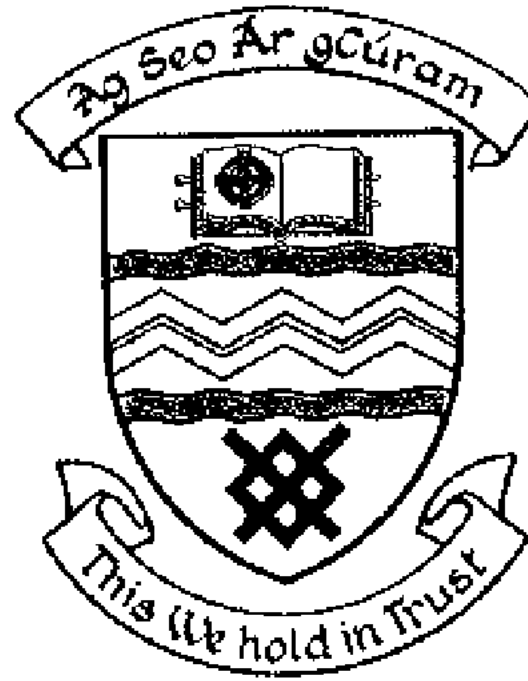
In the interest of the proper planning and development of the area.

- 4 That no advertising sign or structure be erected except those which are exempted development, without the benefit of planning permission.

REASON:

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

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- 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 The applicant shall ensure that the Landscape, Masterplan Drawing No 693-MP-01 is implemented in full. In this regard the applicant shall submit a proposed programme, for such works for the written agreement of the planning authority prior to commencement of development.
 REASON:
 In the interest of visual amenity.

- 7 That a financial contribution in the sum of £21,994 (twenty one thousand nine hundred and ninety four pounds) EUR 27,926 (twenty seven thousand nine hundred and twenty six 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.

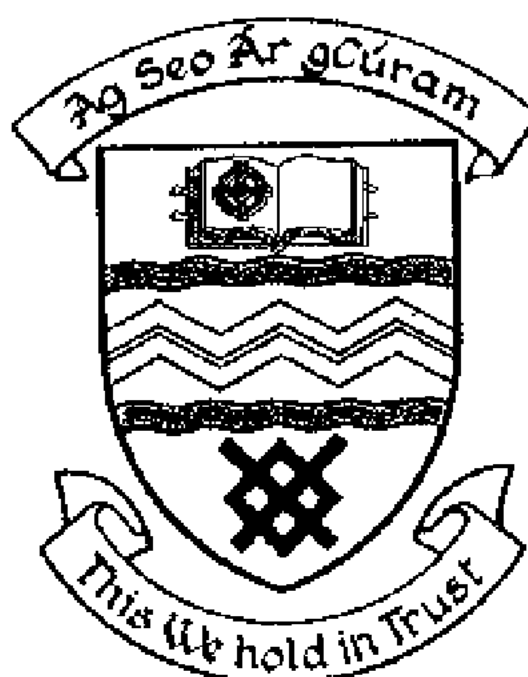
- 8 That a financial contribution in the sum of £14,511 (fourteen thousand five hundred and eleven pounds) EUR 18,425 (eighteen thousand four hundred and twenty five euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the 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.

- 9 That a financial contribution in the sum of £2,799 (two thousand seven hundred and ninety nine pounds) EUR 3,554 (three thousand five hundred and fifty four euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this

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development.

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 the works.

- 10 That a financial contribution in the sum of £1,347 (one thousand three hundred and forty seven pounds) EUR 1,710 (one thousand seven hundred and ten euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- (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.

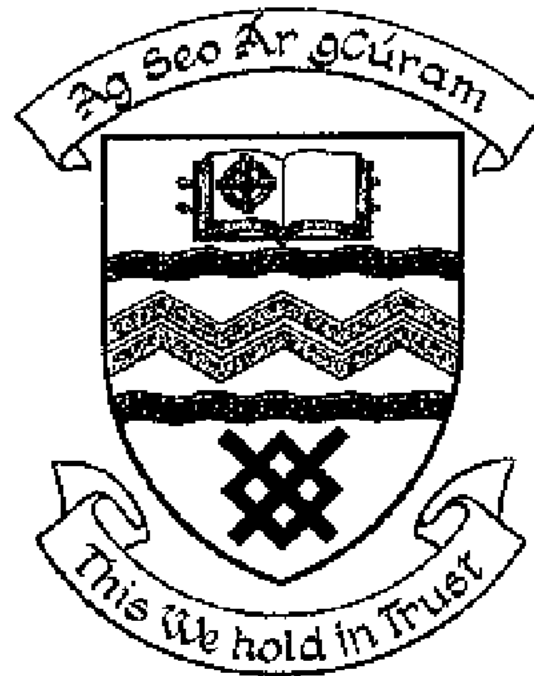
[Signature]12/06/01
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0957	
1. Location	Greenogue, Rathcoole, Co. Dublin.		
2. Development	Depot to include offices, workshops, external storage areas for plant and equipment, extension of estate service road and associated site development works.		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2. 15/02/20	1. 15/11/2000 2. 01/03/20
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: John Paul Construction, Address: Dundrum Business Park, Dundrum Road, Dublin 14.		
6. Decision	O.C.M. No. 0870 Date 27/04/2001	Effect AP GRANT PERMISSION	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0036	Date of Decision 10/01/2001
Register Reference S99A/0957	Date 24/12/99

Applicant John Paul Construction,
App. Type Permission
Development Depot to include offices, workshops, external storage areas
for plant and equipment, extension of estate service road
and associated site development works.

Location Greenogue, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/02/2001

Yours faithfully

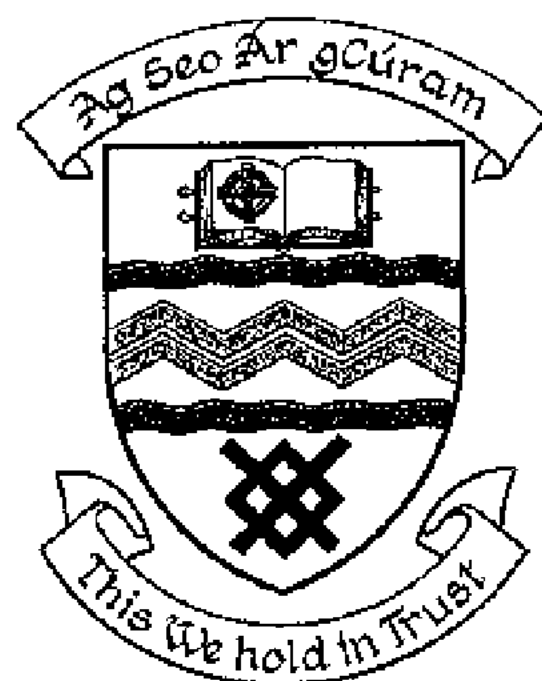
.....*M7*..... 10/01/01
for SENIOR ADMINISTRATIVE OFFICER

James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0036	Date of Decision 10/01/2001
Register Reference S99A/0957	Date 24/12/99

Applicant John Paul Construction,
App. Type Permission
Development Depot to include offices, workshops, external storage areas
for plant and equipment, extension of estate service road
and associated site development works.

Location Greenogue, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/02/2001

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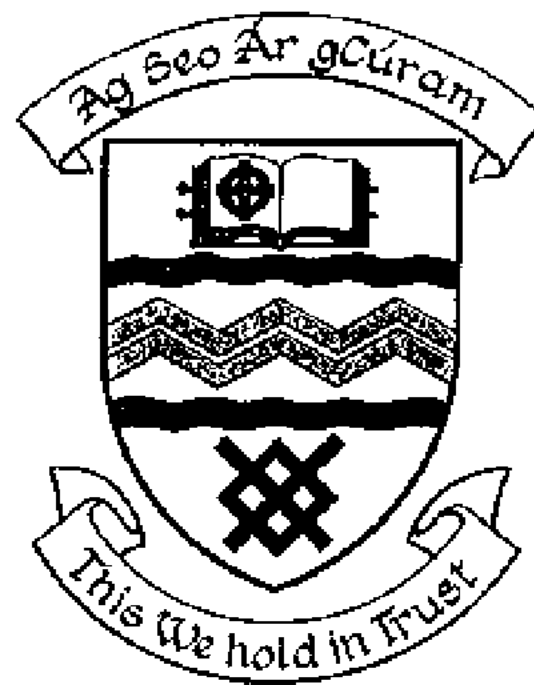
.....*M7*..... 10/01/01
for SENIOR ADMINISTRATIVE OFFICER

James Smyth Architects,
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**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0384	Date of Decision 22/02/2000
Register Reference S99A/0957	Date: 24/12/99

Applicant John Paul Construction,
Development Depot to include offices, workshops, external storage areas for plant and equipment, extension of estate service road and associated site development works.

Location Greenogue, Rathcoole, Co. Dublin.

App. Type Permission

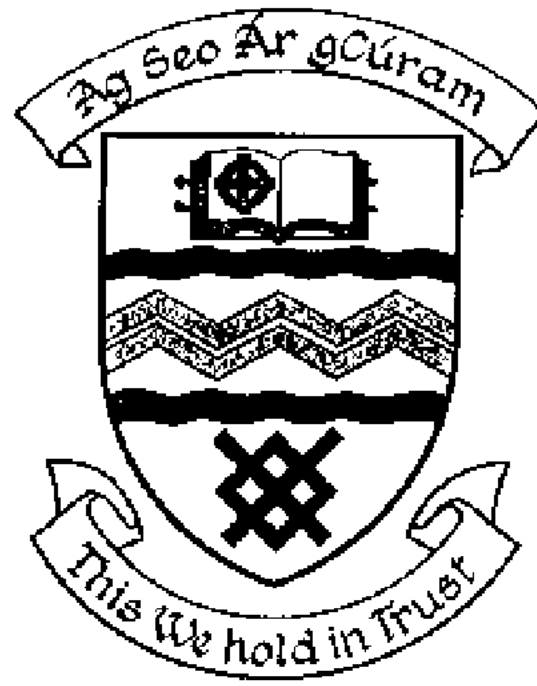
Dear Sir/Madam,

With reference to your planning application, received on 24/12/99 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 applicants shall submit full details of proposals to attenuate the discharge from the proposed site to pre-development rates to prevent against an increase in flooding risk to downstream property. The maximum allowable runoff shall be restricted to 15% of a 5 year, 30 minute storm or less.
- 2 The applicants refer to the upstream flood retention pond, part of Reg. Ref. S99A/0339 for an adjoining site, which currently under appeal. Notwithstanding the upstream flood retention pond, which is currently under appeal as part of Reg. Ref. S99A/0339, full attenuation details of the surface water discharge from the subject site shall be submitted.
- 3 The applicants shall submit a detailed landscape plan showing how the proposed development would integrate into the surrounding rural environment. The landscape plan shall provide for a 5m wide band of indigenous woodland planting on top of the bank adjoining the Griffeen River, planting to

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REG REF. S99A/0957

screen the development from the countryside and standard tree planting on either side of the new road. This plan shall include full works specification and bill of quantities for the development of the site.

NOTE TO APPLICANT

The applicants is strongly advised that as the current application is dependent upon Reg. Ref. S99A/0339 which is currently on appeal to An Bord Pleanala, the proposal cannot be determined in the absence of a decision from An Bord Pleanala with regard to Register Reference S99A/0339.

Signed on behalf of South Dublin County Council

MM
.....
for Senior Administrative Officer

22/02/00