

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0956	
1. Location	Site at Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.		
2. Development	Alterations to formerly approved plans Ref. S99A/0414 for distribution facility comprising warehouse, 3 storey offices and high bay warehouse complete with service yards, marshalling yards, sunken docks, fencing, landscaping etc. to be built in two phases. Phase 1 will now comprise 7,103 sq.m. warehouse and 2,140 sq.m. of offices and Phase 2 comprising 11,750 sq.m. of high bay warehouse and 2,340 sq.m. of offices at fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.		
3. Date of Application	23/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Henry J. Lyons & Partners, Address: 47/48 Pearse Street, Dublin 2.		
5. Applicant	Name: United Drug Plc., Address: Belgard Road, Dublin 24.		
6. Decision	O.C.M. No. 0366 Date 21/02/2000	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

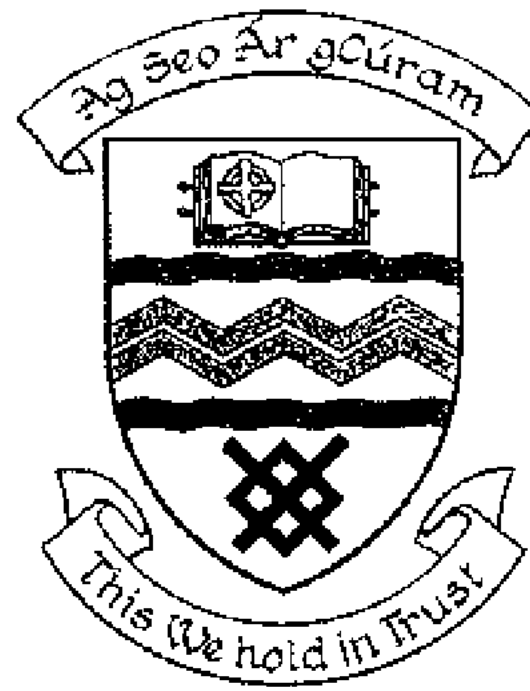
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Date

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Receipt No.

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 0366	Date of Decision 21/02/2000 <i>LM</i>
Register Reference S99A/0956	Date: 23/12/99

Applicant United Drug Plc.,

Development Alterations to formerly approved plans Ref. Ref. S99A/0414 for distribution facility comprising warehouse, 3 storey offices and high bay warehouse complete with service yards, marshalling yards, sunken docks, fencing, landscaping etc. to be built in two phases. Phase 1 will now comprise 7,103 sq.m. warehouse and 2,140 sq.m. of offices and Phase 2 comprising 11,750 sq.m. of high bay warehouse and 2,340 sq.m. of offices at fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

Location Site at Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

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 (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Henry J. Lyons & Partners,
47/48 Pearse Street,
Dublin 2.

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..... 21/02/00
for SENIOR ADMINISTRATIVE OFFICER

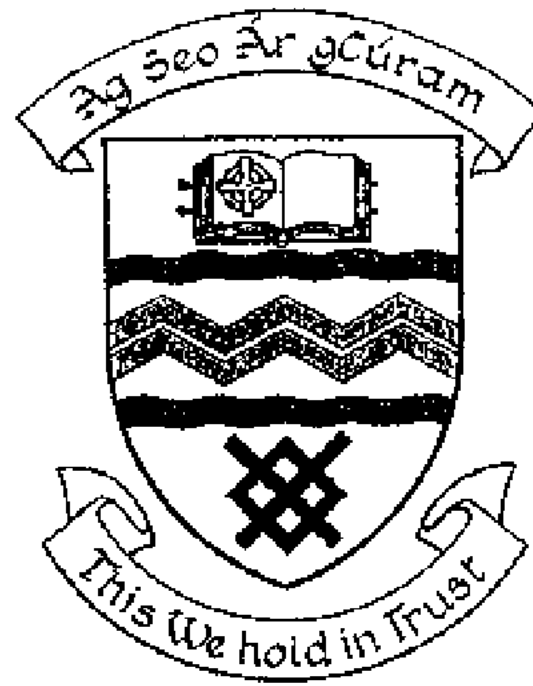
Conditions and Reasons

- 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 The development shall be carried out in accordance with the following requirements of the Environmental Health Officer:-
 - (a) During the construction phase of the development, best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
 - (b) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.

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- (c) Noise due to the normal operation of the proposed development, expressed as Laeq over one hour at the site boundary, shall not exceed the background level by 5dBA or more at night or by 10dBA or more during normal working hours. Clearly audible and impulsive tones shall be avoided at night irrespective of the noise level.
- (d) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.
- (e) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.), shall be operated on or adjacent to the construction site before 8:00hrs. on weekdays and 09:00hrs. on Saturdays nor after 18:00hrs. on weekdays and 13:00hrs. on Saturdays, no at any time on Sundays, Bank Holidays or Public Holidays.
- (f) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as Laeq over 15 minutes at 1 metre from the facade of any noise sensitive location does not exceed the background level by more than 10dB(A) for daytime and shall not exceed the background level for evening and night time.

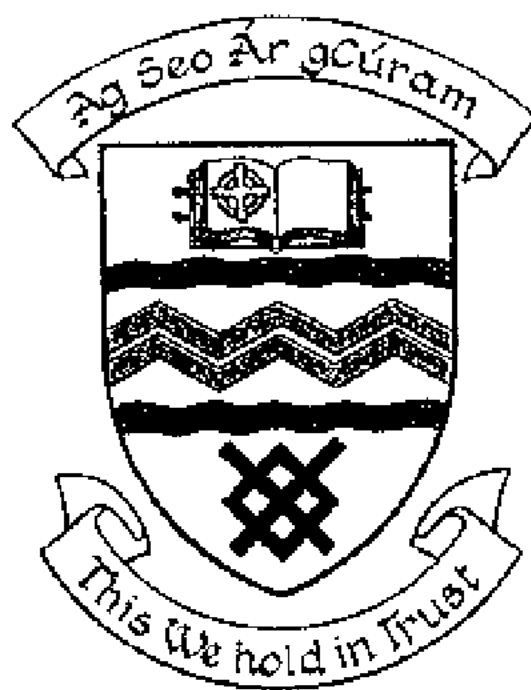
Note: A noise sensitive location is any dwelling house, hotel or hostel, health building, educational establishment when in use, places of worship during recognised times and days of worship, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

Daytime	08:00-18:00hrs.
Evening	18:00-22:00hrs.
Night time	22:00-08:00hrs.

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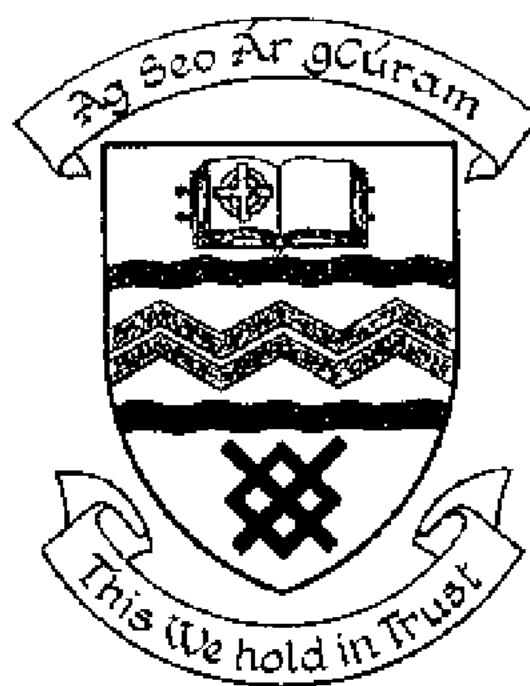
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- (g) The developer shall ensure that the external lighting system is designed to minimise potential pollution from glare and spillage.
- (h) Suitable and adequate staff sanitary accommodation shall be provided. Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms are permanently and independently ventilated to the open air by means of a mechanically aided system.
- (i) Internally located shower rooms are to be permanently and independently ventilated to the open air by means of a mechanically aided system.
- (j) Drinking water facilities are available to staff at suitable locations in the office and retail units. Drinking water facilities available to staff should be taken directly from the rising main.
- (k) Facilities for the installation of lighting and heating to all areas of work shall be provided. Facilities for the installation of adequate space heating with provision for safe and effective removal of fumes and other products of combustion, to the outer air are provided.
- (l) Either canteen facilities or a tea-room shall be provided for the use of staff. Suitable and adequate ventilation shall be provided in the kitchen and localised mechanical extract ventilation directly to the outer air shall be provided over all steam and fume emitting appliances. Extract fumes shall be emitted to the outer air via a stack erected to a minimum height of 1 metre above the eaves of the premises.
- (m) Permanent ventilation to the outer air shall be provided in the offices.
- (n) Full consultations take place with the Environmental Health Officer and Planning Department prior to the commencement of the development in respect of

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restaurants or any other premises in which food is prepared, stored or for sale. A detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. is to be submitted to the Environmental Health Officer and Planning Department prior to the commencement of work.

- (o) In the event that the ponds contain any features likely to create a significant aerosol then the water shall be chlorinated to remove the hazards of Legionella.

REASON:

In order to satisfy the requirements of the Environmental Health Officer.

- 3 The development shall be carried out fully in compliance with all relevant conditions of Reg. Ref. S99A/0414

REASON:

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

- 4 That a financial contribution in the sum of £188,372 (one hundred and eighty eight thousand three hundred and seventy two pounds) EUR 239,183 (two hundred and thirty nine thousand one hundred and eighty three 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.

- 5 That a financial contribution in the sum of £489,993 (four hundred and eighty nine thousand nine hundred and ninety three pounds) EUR 622,163 (six hundred and twenty two thousand one hundred and sixty three 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

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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.

- 6 That arrangements be made with regard to the lodgement of security in respect of the overall development, as required by Condition No. 13 of Register Reference S99A/0414, arrangements to be made prior to commencement of development.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.