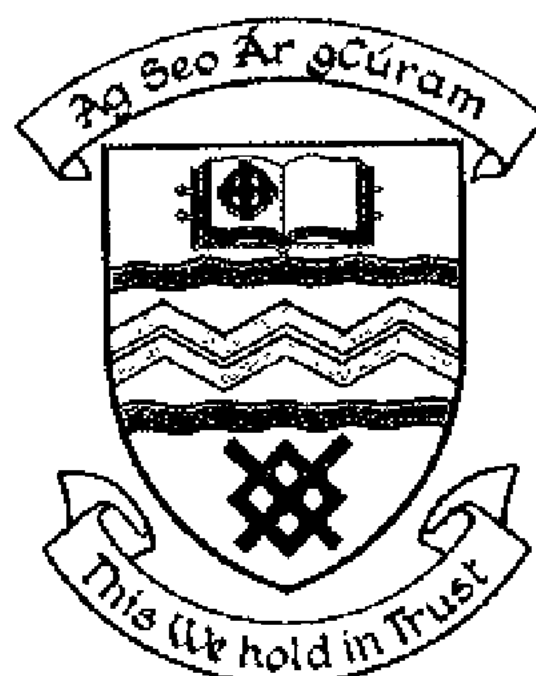


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0795	
1. Location	Site 20, Magna Business Park, Off Citywest District Distributor Road. The site is immediately north of Jobstown Community College. Access will be via proposed new estate road (planning decision reg. ref. S99A/0343).		
2. Development	Warehouse/distribution depot with ancillary offices and covered and uncovered timber storage, internal sub-station (total area 5877 sq.m)		
3. Date of Application	10/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/1999 2.	1. 14/01/2000 2.
4. Submitted by	Name: Integrated Development Services, Address: 45 Coolmine Industrial Estate, Clonsilla,		
5. Applicant	Name: Associated Hardware Ltd., Address: Elmfield, Ninth Lock Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0491 Date 09/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 832 Date 19/04/2000	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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Dublin 24

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Integrated Development Services,
45 Coolmine Industrial Estate,
Clonsilla,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 832	Date of Final Grant 19/04/2000
Decision Order Number 0491	Date of Decision 09/03/2000
Register Reference S99A/0795	Date 14/01/00

Applicant Associated Hardware Ltd.,

Development Warehouse/distribution depot with ancillary offices and covered and uncovered timber storage, internal sub-station (total area 5877 sq.m)

Location Site 20, Magna Business Park, Off Citywest District Distributor Road. The site is immediately north of Jobstown Community College. Access will be via proposed new estate road (planning decision reg. ref. S99A/0343).

Floor Area 5877.00 Sq Metres

Time extension(s) up to and including

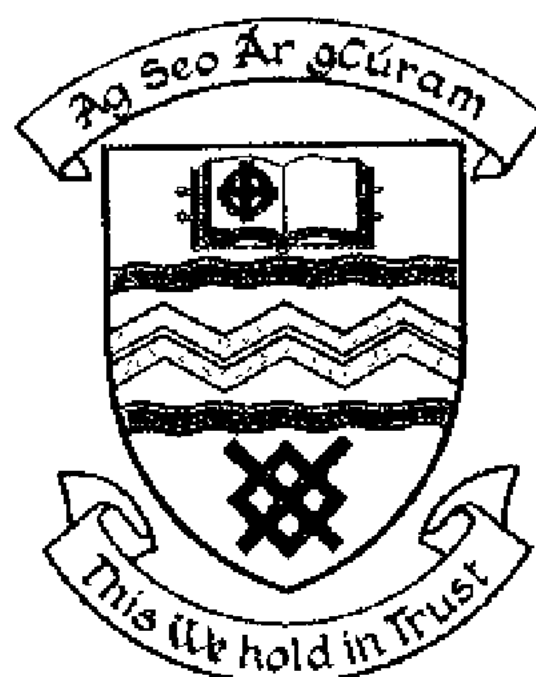
Additional Information Requested/Received 20/12/1999 /14/01/2000

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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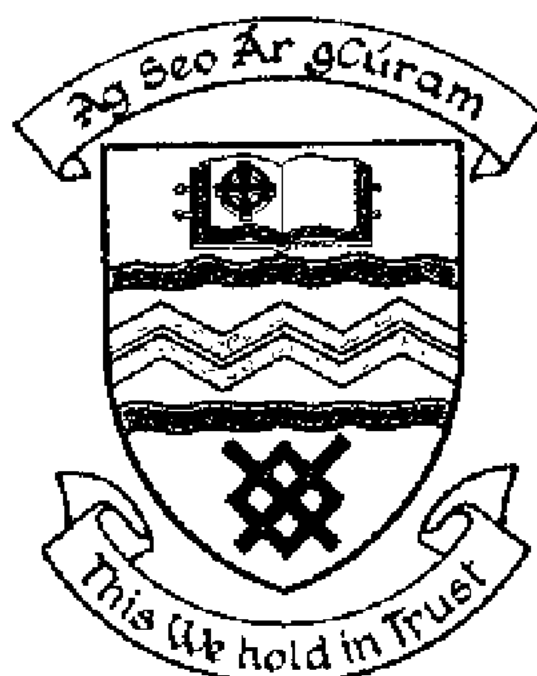
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 14/01/00, 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 South Dublin County Council. Full details shall be agreed in writing with the Planning authority prior to the commencement of development on the site.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 4 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
 REASON:
 In the interest of amenity.
- 6 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.
- 7 Full details of the means of facilitating rough timber storage shall be lodged and agreed in writing with the

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Planning Authority prior to the commencement of development on the site.

REASON:

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

8 The following requirements of the Environmental Health Officer shall be complied with:-

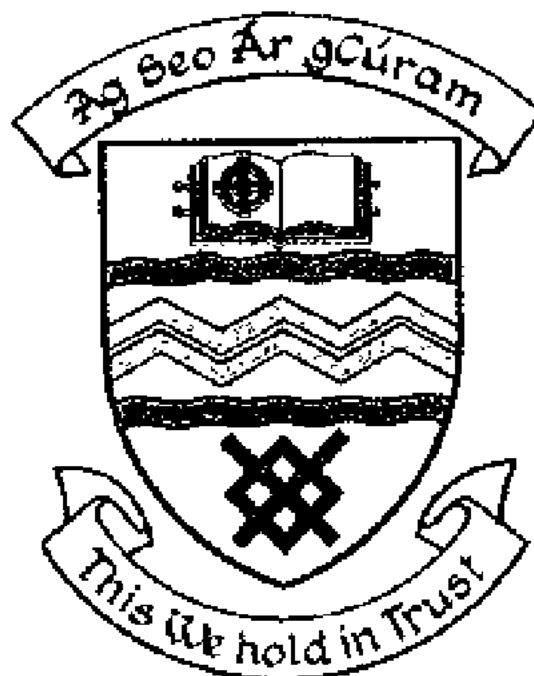
- (a) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00hrs. on weekdays and 09:00hrs. on Saturdays nor after 18:00hrs on weekdays and 13:00hrs on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (b) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10dB(A).
- (c) 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.
- (d) Clearly audible tones and impulsive noise at sensitive locations during evening and night shall be avoided irrespective of the noise level.
- (e) All mechanical plant and ventilation inlets and outlets shall 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.

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

- (f) 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.
- (g) 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.
- (h) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
- (i) Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
- (j) Drinking water facilities shall be available to staff at suitable locations. Drinking water facilities available to staff shall 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 shall be provided.
- (l) Either canteen facilities or a tearoom shall be provided for the use of staff. Localized extraction shall be provided over steam emitting equipment (where provided) and ducted to the outer air.
- (m) Permanent ventilation to the outer air shall be provided in the office and elsewhere where appropriate.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 9 The applicant shall ascertain the requirements of the Department of Defence and adhere strictly to them in the development.

REASON:

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

- 10 That a financial contribution in the sum of £47,447 (forty seven thousand four hundred and forty seven pounds) EUR 60,245 (sixty thousand two hundred and forty five 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.

- 11 That a financial contribution in the sum of £123,417 (one hundred and twenty three thousand four hundred and seventeen pounds) EUR 156,707 (one hundred and fifty six thousand seven hundred and seven 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.

- 12 That a financial contribution in the sum of £57,381 (fifty seven thousand three hundred and eighty one pounds) EUR 72,859 (seventy two thousand eight hundred and fifty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

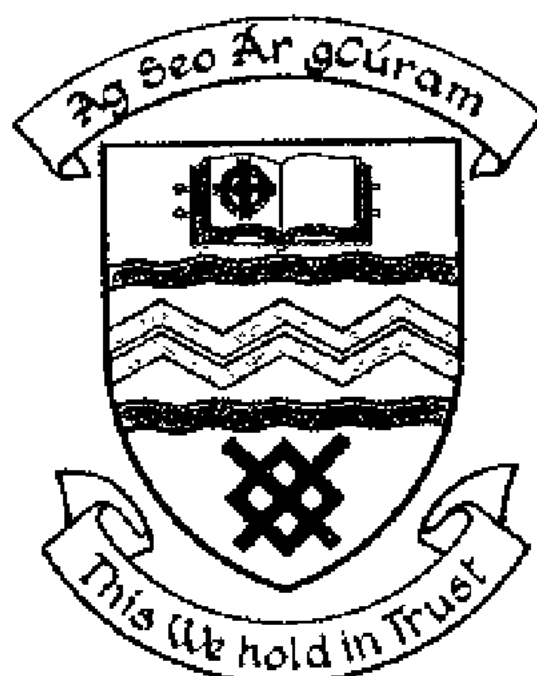
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 13 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance company or other security to the value of £56,000

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(fifty six thousand pounds) EUR 71,000 (seventy one thousand pounds) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

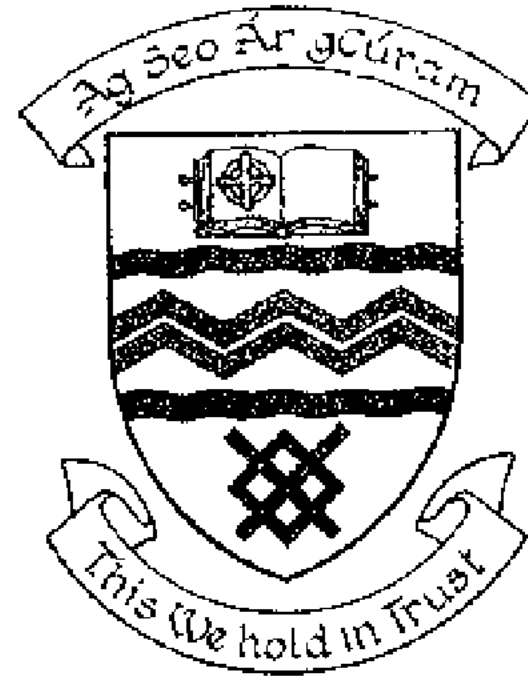
To ensure a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (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.

E. Anon (Signature)
 ...20/04/00
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0491	Date of Decision 09/03/2000 <i>MA</i>
Register Reference S99A/0795	Date: 10/11/99

Applicant Associated Hardware Ltd.,

Development Warehouse/distribution depot with ancillary offices and covered and uncovered timber storage, internal sub-station (total area 5877 sq.m)

Location Site 20, Magna Business Park, Off Citywest District Distributor Road. The site is immediately north of Jobstown Community College. Access will be via proposed new estate road (planning decision reg. ref. S99A/0343).

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/12/1999 /14/01/2000

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

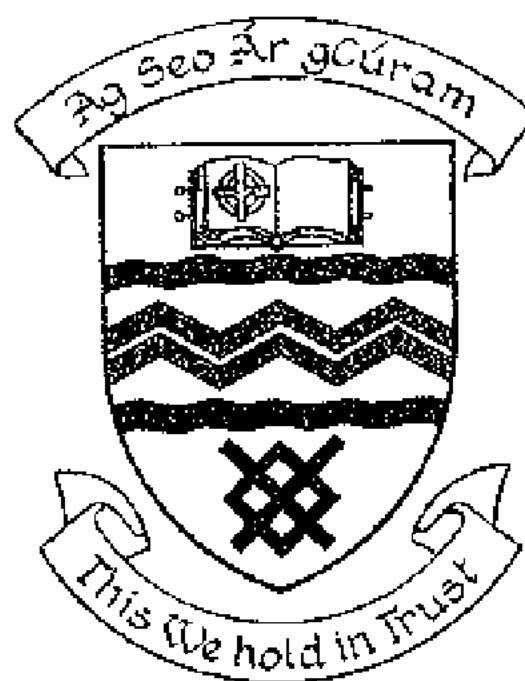
MA
..... 09/03/00
for SENIOR ADMINISTRATIVE OFFICER

Integrated Development Services,
45 Coolmine Industrial Estate,
Clonsilla,
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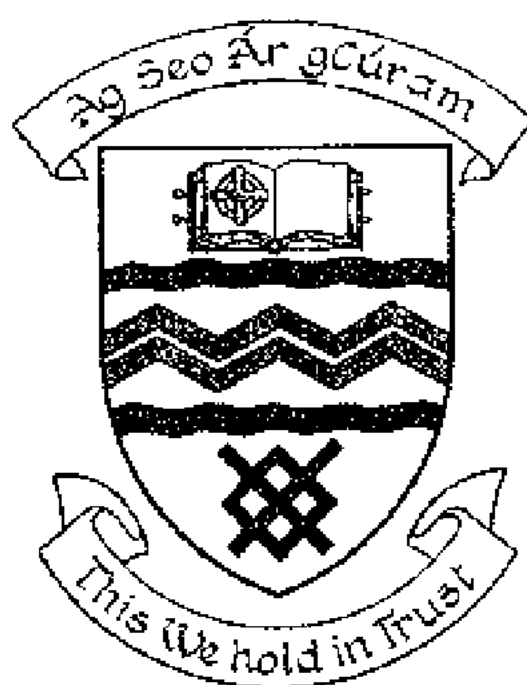
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REG REF. S99A/0795

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 14/01/00, 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 South Dublin County Council. Full details shall be agreed in writing with the Planning authority prior to the commencement of development on the site.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.
- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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REG. REF. S99A/0795

of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 Full details of the means of facilitating rough timber
storage shall be lodged and agreed in writing with the
Planning Authority prior to the commencement of development
on the site.

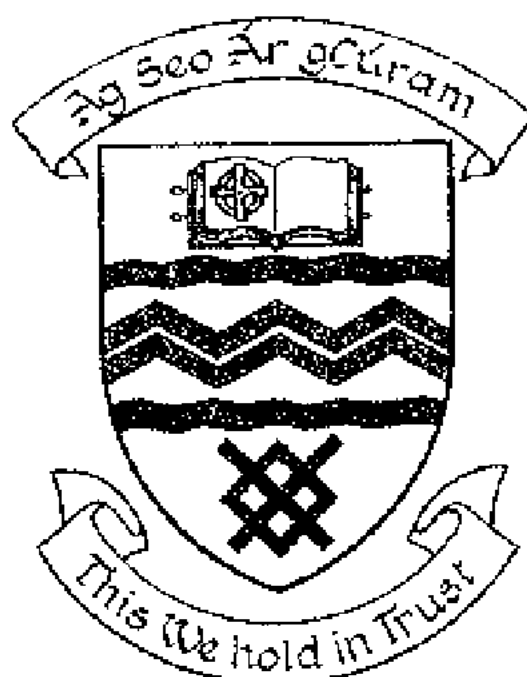
REASON:

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

- 8 The following requirements of the Environmental Health
Officer shall be complied with:-

- (a) No heavy construction equipment/machinery (to
include pneumatic drills, construction vehicles,
generators, etc.) shall be operated on or adjacent
to the construction site before 08:00hrs. on
weekdays and 09:00hrs. on Saturdays nor after
18:00hrs on weekdays and 13:00hrs on Saturdays, nor
at any time on Sundays, Bank Holidays or Public
Holidays.
- (b) Noise due to the normal operation of the proposed
development, expressed as Laeq over 1 hour at the
facade of a noise sensitive location, shall not
exceed the daytime background level by more than
10dB(A).
- (c) 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.
- (d) Clearly audible tones and impulsive noise at
sensitive locations during evening and night shall
be avoided irrespective of the noise level.
- (e) All mechanical plant and ventilation inlets and
outlets shall 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

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

- (f) 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.
- (g) 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.
- (h) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
- (i) Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
- (j) Drinking water facilities shall be available to staff at suitable locations. Drinking water facilities available to staff shall 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

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REG. REF. S99A/0795

- heating with provision for safe and effective removal of fumes and other products of combustion, to the outer air shall be provided.
- (l) Either canteen facilities or a tearoom shall be provided for the use of staff. Localized extraction shall be provided over steam emitting equipment (where provided) and ducted to the outer air.
- (m) Permanent ventilation to the outer air shall be provided in the office and elsewhere where appropriate.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 9 The applicant shall ascertain the requirements of the Department of Defence and adhere strictly to them in the development.

REASON:

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

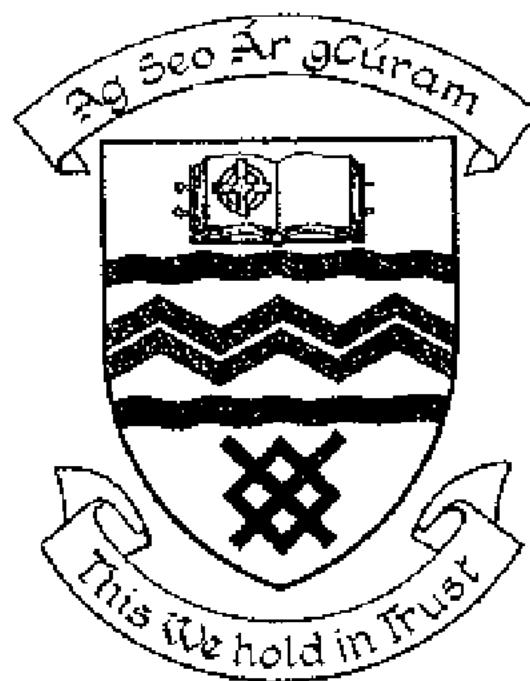
- 10 That a financial contribution in the sum of £47,447 (forty seven thousand four hundred and forty seven pounds) EUR 60,245 (sixty thousand two hundred and forty five euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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.

- 11 That a financial contribution in the sum of £123,417 (one hundred and twenty three thousand four hundred and seventeen pounds) EUR 156,707 (one hundred and fifty six thousand seven hundred and seven 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

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REG REF. S99A/0795

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.

- 12 That a financial contribution in the sum of £57,381 (fifty seven thousand three hundred and eighty one pounds) EUR 72,859 (seventy two thousand eight hundred and fifty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

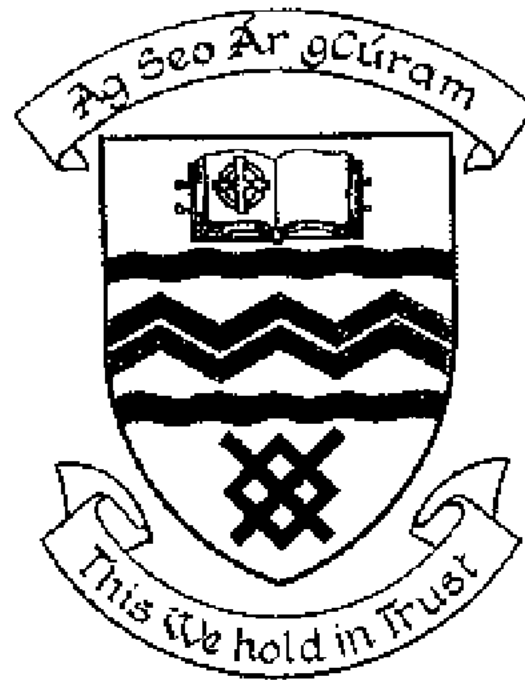
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 13 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance company or other security to the value of £56,000 (fifty six thousand pounds) EUR 71,000 (seventy one thousand pounds) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

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

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

Decision Order Number 2828	Date of Decision 20/12/1999 <i>LM</i>
Register Reference S99A/0795	Date: 10/11/99

Applicant Assocaited Hardware Ltd.,
Development Warehouse/distribution depot with ancillary offices and
covered and uncovered timber storage, internal sub-station
(total area 5877 sq.m)

Location Site 20, Magna Business Park, Off Citywest District
Distributor Road. The site is immediately north of Jobstown
Community College. Access will be via proposed new estate
road (planning decision reg. ref. S99A/0343).

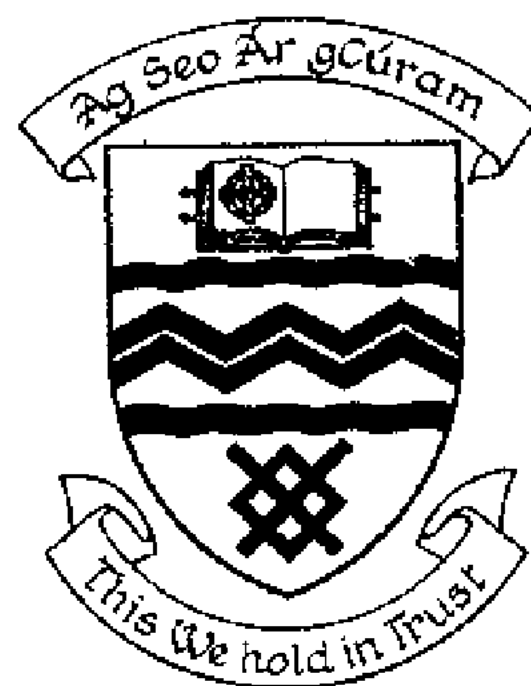
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 10/11/99 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 applicant is requested to indicate how an additional 108
parking spaces could be provided if necessary to comply with
Development Plan standards should the use of the premises
change to manufacturing.
- 2 The applicant is requested to submit details of a means of
enclosure for defining the boundaries of the area for rough
timber open storage and to indicate the height to which this
timber will be stacked having regard to the proximity to
residential development.
- 3 The applicant is requested to ascertain the requirements of
the Environmental Services Department as regards water
supply and drainage and submit any further or revised
information required.

Integrated Development Services,
45 Coolmine Industrial Estate,
Clonsilla,
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REG REF. S99A/0795

Signed on behalf of South Dublin County Council

LA
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for Senior Administrative Officer

20/12/99