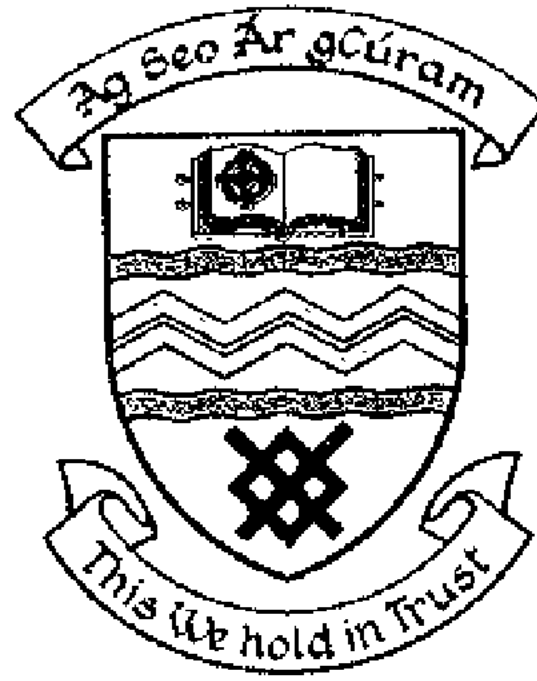


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Keane Murphy Duff,
4 Prince's Street South,
City Quay,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 168	Date of Final Grant 31/01/2000
Decision Order Number 2817	Date of Decision 17/12/1999
Register Reference S99A/0754	Date 21/10/99

Applicant J. Sisk & Son Ltd.,

Development The construction of a new industrial facility circa 528 sq.m with ancillary offices, associated storage, marshalling yard parking and local bio-filtration sewerage system in existing plant facility.

Location Site at Brownsbarn, Baldonnell, Co. Dublin.

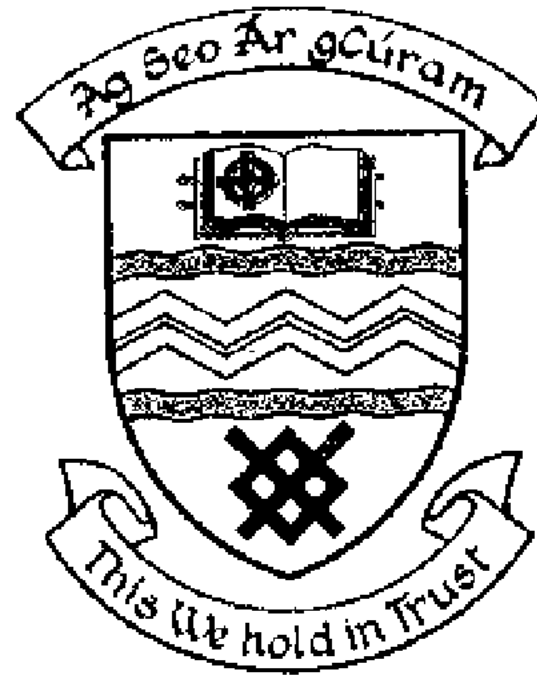
Floor Area 528.00 Sq Metres

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 (15) Conditions.

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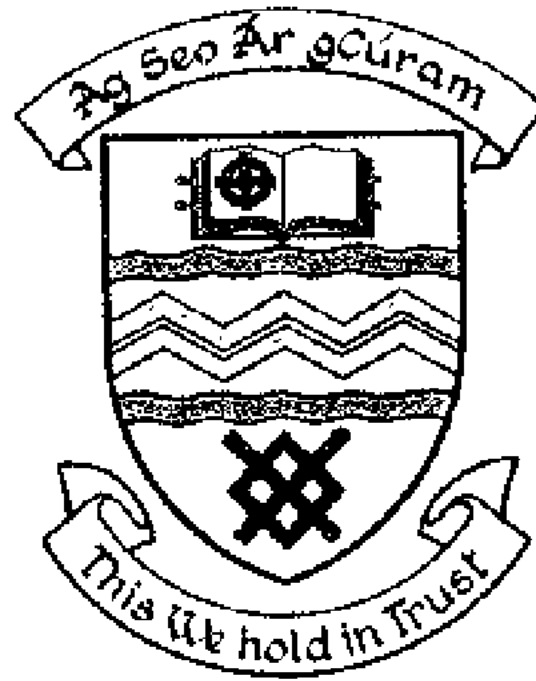
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 office accommodation shall be used only for purposes ancillary to the main use of the building. The proposed office accommodation shall not be used independently of the main use and no additional office floor space shall be formed within the building.
REASON:
To clarify the nature of the development.
- 3 That prior to commencement of development 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.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 Full details of landscaping and boundary treatment shall be submitted for the written agreement of the Planning Authority and work thereon completed prior to the occupation of building. The existing hedgerow shall be retained along the site boundary.
REASON:
In the interest of the proper planning and development of the area and the visual amenity of the area.
- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 8 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 including any operation associated with the activity which shall be carried out within the building.

REASON:

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

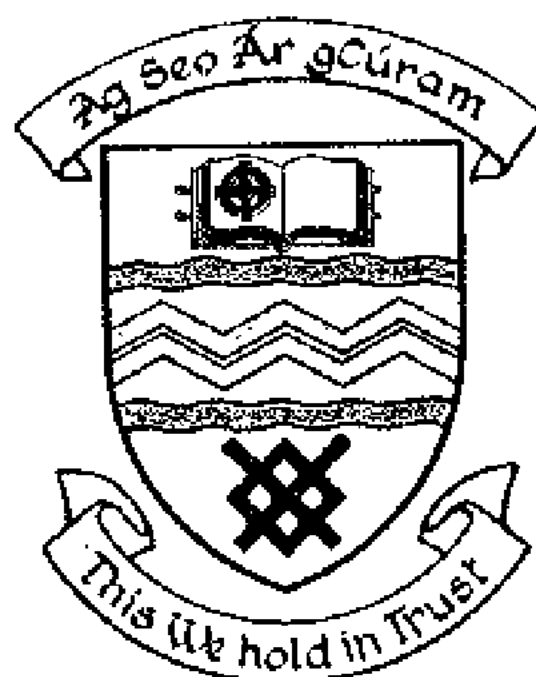
- 9 The following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- a) Full and complete separation of foul and surface water systems.
- b) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- c) The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS6297:1983 and the relevant manufacture's Agreement Certificate. The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the environmental Health Officer.
- d) The developer shall connect to the 675mm diameter foul sewer which is to be located close to the development in the near future. Development levy -
- e) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
- f) Surface water discharge rate shall not be increased above existing i.e. green field/agriculture rates of discharge shall apply. Discharge from the development will acquired to be attenuated. Full details of the surface water attenuation design shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
- g) All connections, swabbing, chlorination and tapping

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of County council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.

- h) Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a watermain layout drawing which shall indicate the proposed watermain size, valve, meter and hydrant layout and proposed points of connections to existing watermains. The layout shall be in accordance with Part B of the Building Regulations, 1997.
- i) 24 hour storage shall be provided.

REASON:

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

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 11 That a financial contribution in the sum of £11,088 (eleven thousand and eighty eight pounds) EUR14,079 (fourteen thousand and seventy nine 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 £2132.00 (two thousand one hundred and thirty two pounds) EUR2707 (two thousand seven hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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.

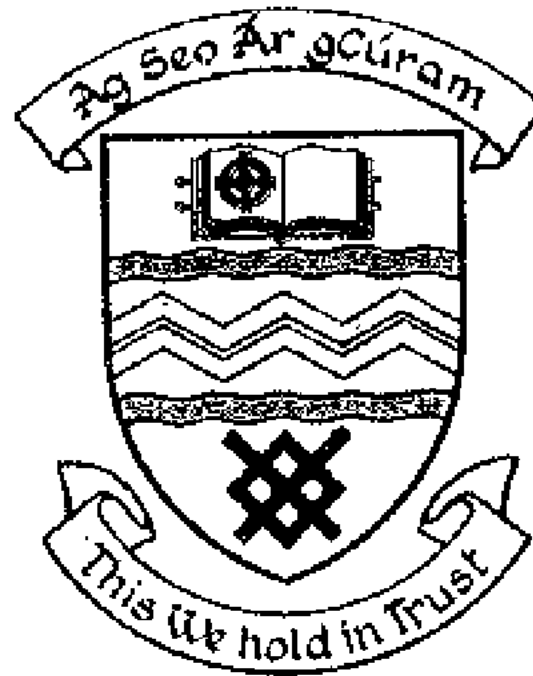
REASON:

The provision of such service in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 13 In the event of a connection to the public sewer, a further financial contribution in the sum of £2132.00 (two thousand one hundred and thirty two pounds) EUR2707 (two thousand seven hundred and seven euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 14 In the event of a connection to the public sewer a further financial contribution of £516.00 (five hundred and sixteen pounds) EUR655 (six hundred and fifty five euros) be paid by the proposer to South Dublin County Council towards the cost of Saggart/Rathcoole/Newcastle Drainage Scheme; 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 the works.

- 15 That a financial contribution of £1070.00 (one thousand and seventy pounds) EUR1358 (one thousand three hundred and fifty eight euros) be paid by the proposer to South Dublin County Council towards Boherboy Water Supply Scheme; this contribution to be paid before the commencement of development on the site.

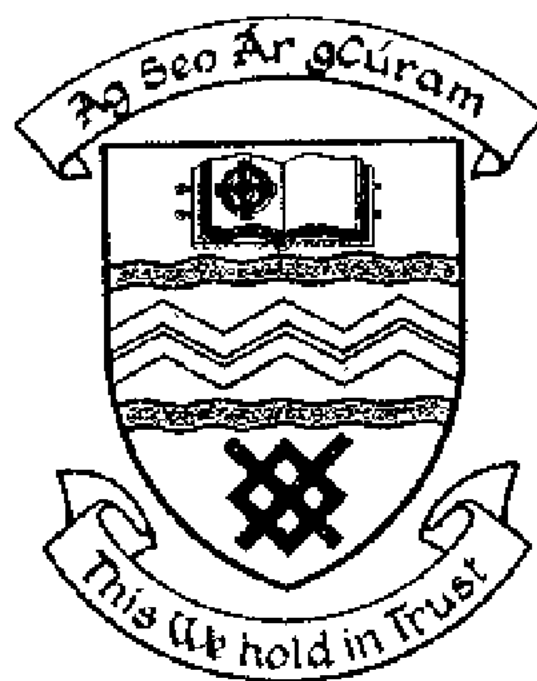
REASON:

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 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.

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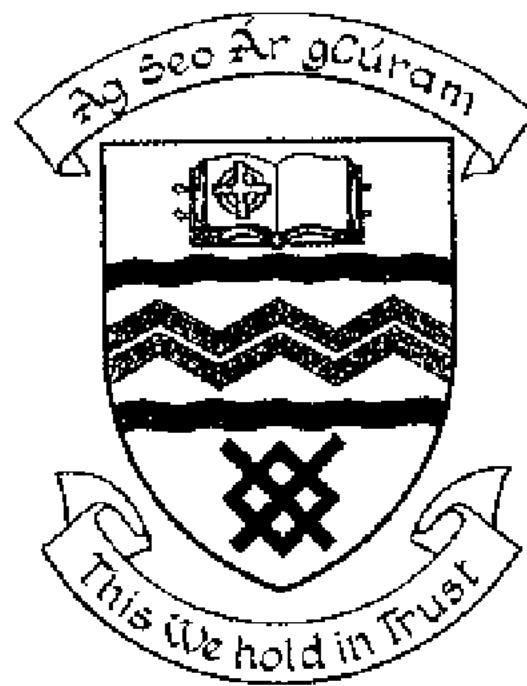
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- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use 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.


.....31/01/00
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 2817	Date of Decision 17/12/1999
Register Reference S99A/0754	Date: 21/10/99

Applicant J. Sisk & Son Ltd.,

Development The construction of a new industrial facility circa 528 sq.m with ancillary offices, associated storage, marshalling yard parking and local bio-filtration sewerage system in existing plant facility.

Location Site at Brownsbarn, Baldonnell, Co. Dublin.

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

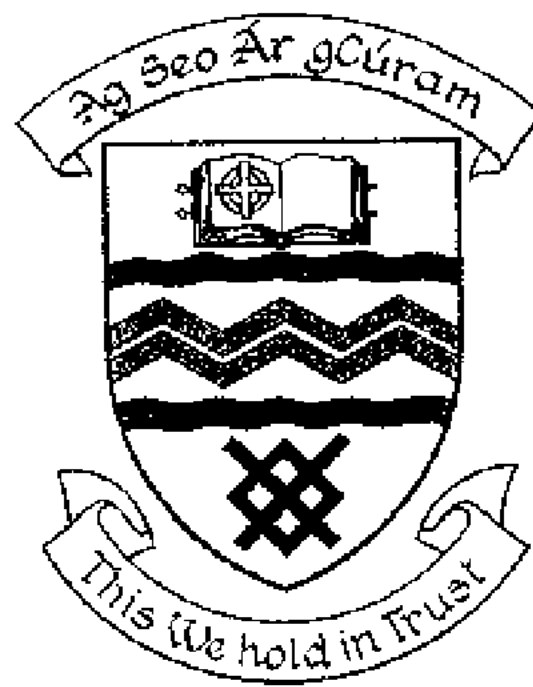
..... *LW* 17/12/99
 for SENIOR ADMINISTRATIVE OFFICER

Keane Murphy Duff,
 4 Prince's Street South,
 City Quay,
 Dublin 2.

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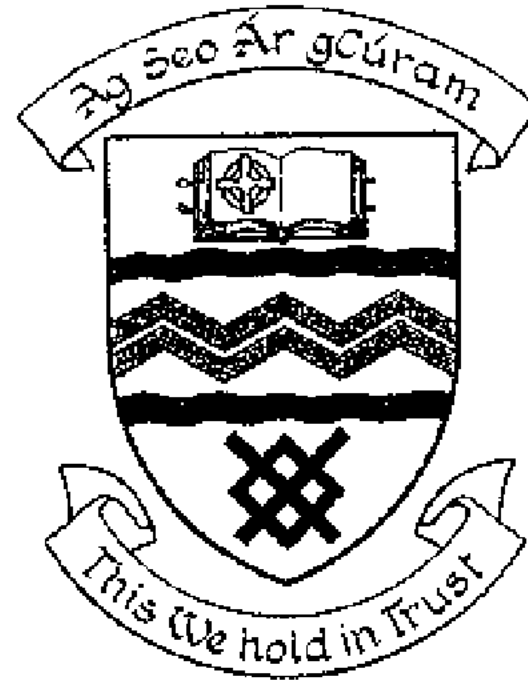
Conditions and Reasons

- 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 The office accommodation shall be used only for purposes ancillary to the main use of the building. The proposed office accommodation shall not be used independently of the main use and no additional office floor space shall be formed within the building.
REASON:
To clarify the nature of the development.
- 3 That prior to commencement of development 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.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 Full details of landscaping and boundary treatment shall be submitted for the written agreement of the Planning Authority and work thereon completed prior to the occupation of building. The existing hedgerow shall be retained along

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the site boundary.

REASON:

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

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

REASON:

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

- 8 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 including any operation associated with the activity which shall be carried out within the building.

REASON:

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

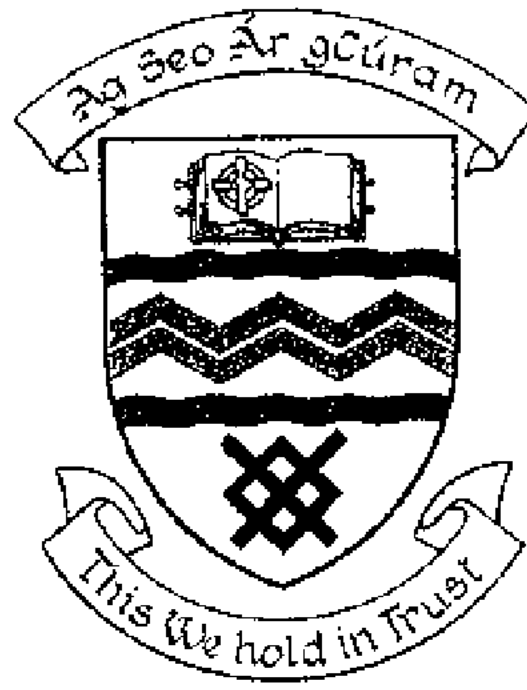
- 9 The following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- a) Full and complete separation of foul and surface water systems.
- b) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- c) The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS6297:1983 and the relevant manufacture's Agreement Certificate. The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the environmental Health Officer.
- d) The developer shall connect to the 675mm diameter foul sewer which is to be located close to the development in the near future. Development levy -

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- e) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.
- f) Surface water discharge rate shall not be increased above existing i.e. green field/agriculture rates of discharge shall apply. Discharge from the development will acquired to be attenuated. Full details of the surface water attenuation design shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
- g) All connections, swabbing, chlorination and tapping of County council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
- h) Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a watermain layout drawing which shall indicate the proposed watermain size, valve, meter and hydrant layout and proposed points of connections to existing watermains. The layout shall be in accordance with Part B of the Building Regulations, 1997.
- i) 24 hour storage shall be provided.

REASON:

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

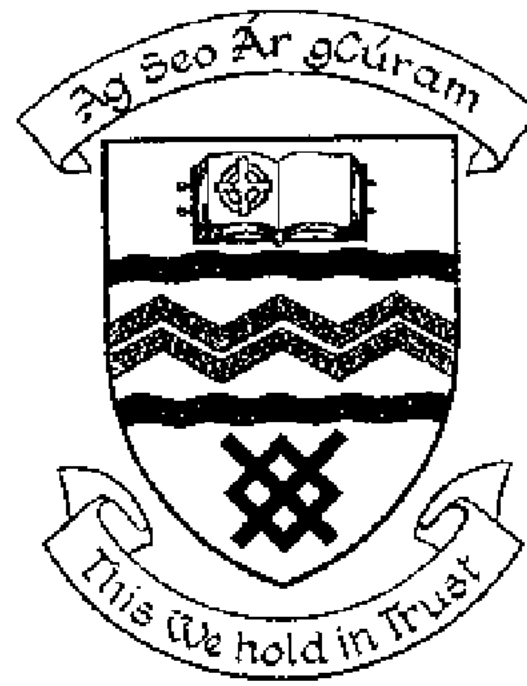
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 11 That a financial contribution in the sum of £11,088 (eleven thousand and eighty eight pounds) EUR14,079 (fourteen thousand and seventy nine 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;

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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 £2132.00 (two thousand one hundred and thirty two pounds) EUR2707 (two thousand seven hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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 service 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 service.

- 13 In the event of a connection to the public sewer, a further financial contribution in the sum of £2132.00 (two thousand one hundred and thirty two pounds) EUR2707 (two thousand seven hundred and seven euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

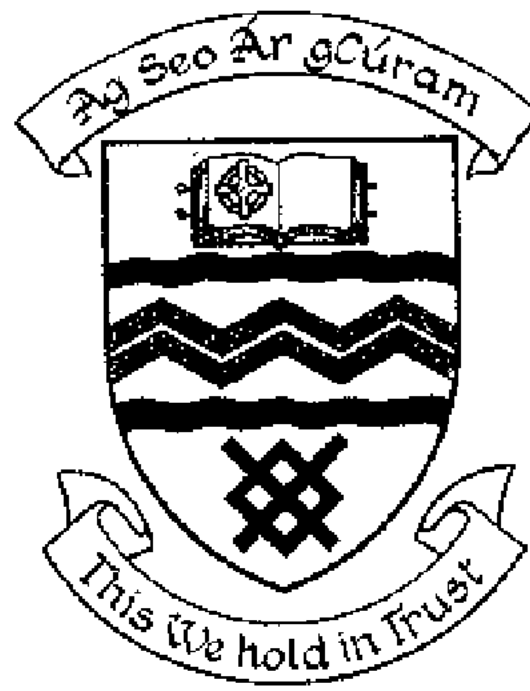
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- 14 In the event of a connection to the public sewer a further financial contribution of £516.00 (five hundred and sixteen pounds) EUR655 (six hundred and fifty five euros) be paid by the proposer to South Dublin County Council towards the cost of Saggart/Rathcoole/Newcastle Drainage Scheme; this contribution to be paid before the commencement of development on the site.

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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.

- 15 That a financial contribution of £1070.00 (one thousand and seventy pounds) EUR1358 (one thousand three hundred and fifty eight euros) be paid by the proposer to South Dublin County Council towards Boherboy Water Supply Scheme; 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 the works.