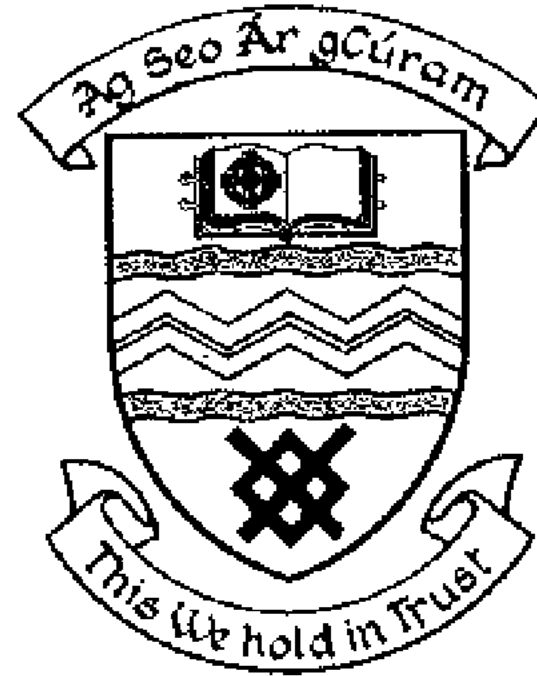


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0697	
1. Location	Naas Road, Brownsbarn, Dublin 24.		
2. Development	Erection of two-storey head office and light industrial facility and associated site development works with access from new interchange on Naas Road, Brownsbarn, Dublin 24 at Citywest Campus.		
3. Date of Application	04/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue;		
5. Applicant	Name: Spicers Ireland Limited, Address: Broomhill Business Park, Broomhill Road, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 2672 Date 02/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 60 Date 13/01/2000	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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James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 60	Date of Final Grant 13/01/2000
Decision Order Number 2672	Date of Decision 02/12/1999
Register Reference S99A/0697	Date 04/10/99

Applicant Spicers Ireland Limited,

Development Erection of two-storey head office and light industrial facility and associated site development works with access from new interchange on Naas Road, Brownsbarn, Dublin 24 at Citywest Campus.

Location Naas Road, Brownsbarn, Dublin 24.

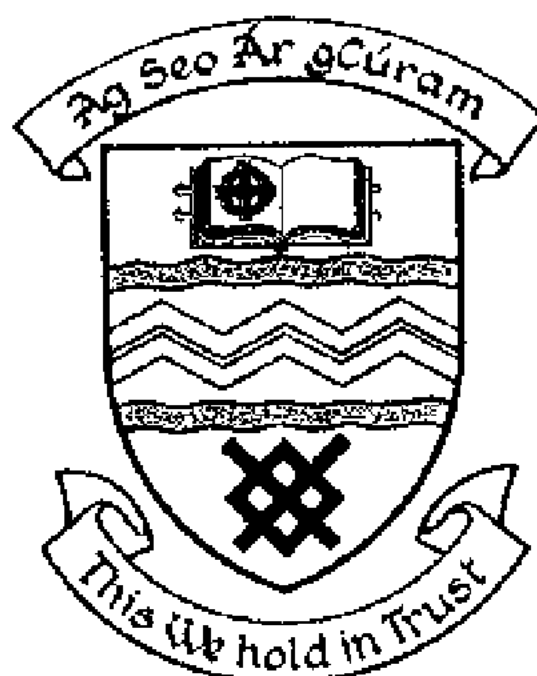
Floor Area 8310.30 Sq Metres

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 (13) Conditions.

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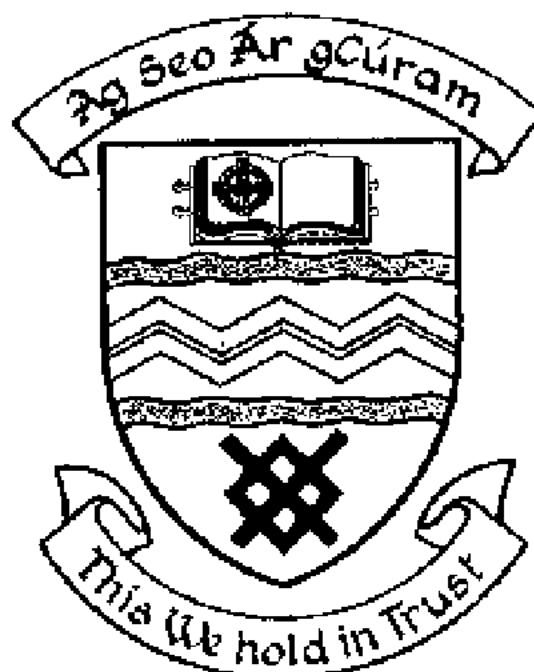
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Unsolicited Additional Information lodged with the Planning Authority on the 03.11.99 and 19.11.99, 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 Prior to the commencement of development on the site, the developer shall submit for the written agreement of the Planning Authority full details of the water attenuation feature, including dimensions, depth, location of pond, materials to be used and the proposed control feature.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 Prior to the commencement of development on the site, the developer shall submit for the written agreement of the Area Engineer, Deansrath Office details of the watermain layout including watermain size, material, sluice, and air valves, metre and hydrants, and proposed point of connection to the existing watermain. No building shall be within 5m of a main less than 225mm in diameter and within 8m of a main greater than or equal to 225mm in diameter.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 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.

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REASON:

In the interest of amenity.

- 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 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.

- 9 The use of the building shall be as set out in documentation supporting the application. Any proposals for change of use shall be the subject of a further application to the Planning Authority.

REASON:

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

- 10 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.

REASON:

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

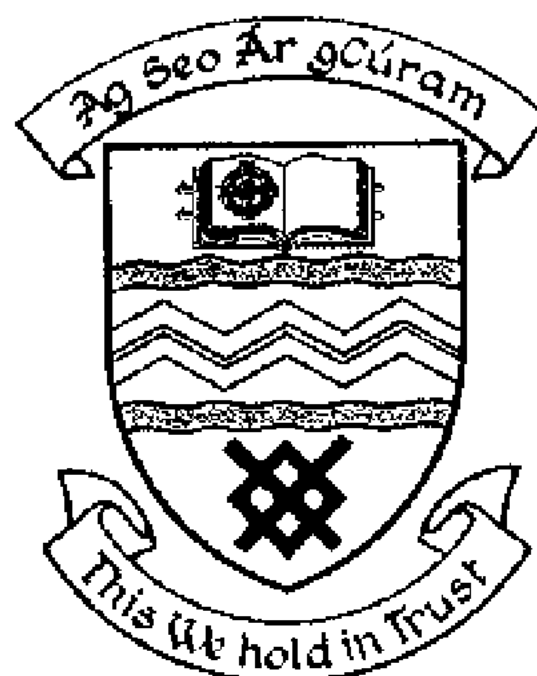
- 11 That a financial contribution in the sum of £37,200 (thirty seven thousand two hundred pounds) EUR 47,234 (forty seven thousand two hundred and thirty four euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

- 12 The developer shall pay before the commencement of development, £55,800 (fifty five thousand eight hundred pounds) EUR 70,851 (seventy thousand eight hundred and fifty

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one euros) to South Dublin County Council towards the expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road linking the north-south distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension), facilitating the proposed development in accordance with the requirement of Section 26(2) (h) of the Local Government (Planning and Development) Act, 1963.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 13 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security to the value of £31,000 (thirty one thousand pounds) EUR 39,362 (thirty nine thousand three hundred and sixty two euros) to secure the provision and satisfactory completion to taking in charge standard and maintenance of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

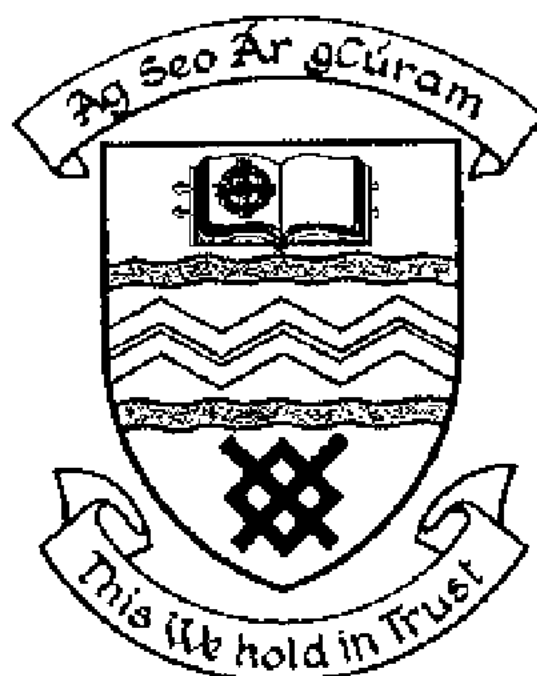
To ensure the satisfactory completion of the development.

- (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.

REG. REF. S99A/0697

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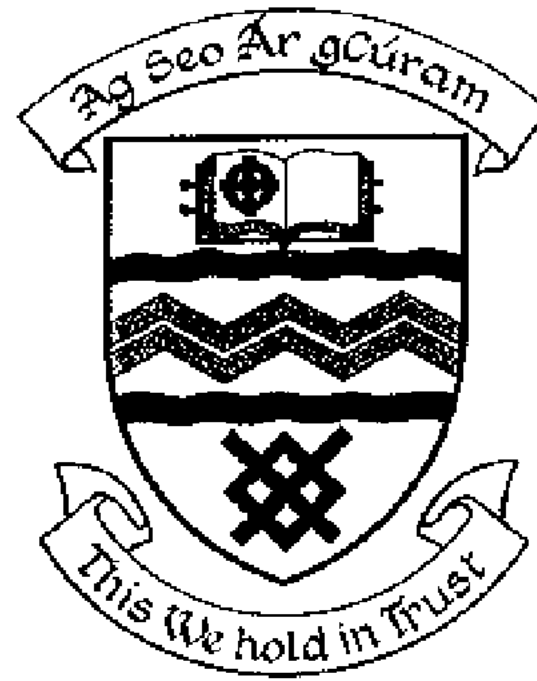
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.....17/01/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2672	Date of Decision 02/12/1999 /4
Register Reference S99A/0697	Date: 04/10/99

Applicant Spicers Ireland Limited,

Development Erection of two-storey head office and light industrial facility and associated site development works with access from new interchange on Naas Road, Brownsbarn, Dublin 24 at Citywest Campus.

Location Naas Road, Brownsbarn, 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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

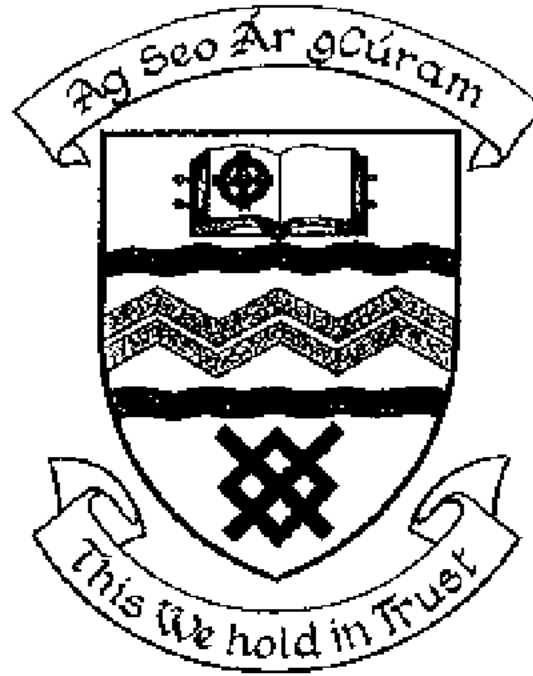
..... 03/12/99
for SENIOR ADMINISTRATIVE OFFICER

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

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Conditions and Reasons

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REASON:

In the interest of health.

- 6 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.

- 7 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.

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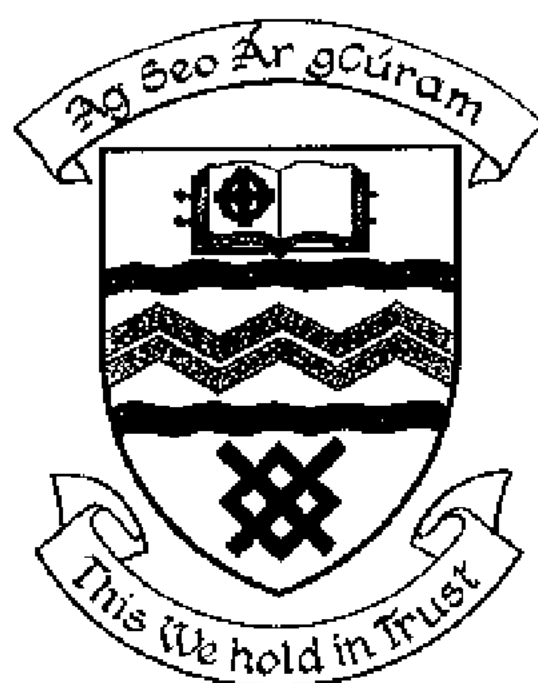
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REASON:

To ensure the satisfactory completion of the development.