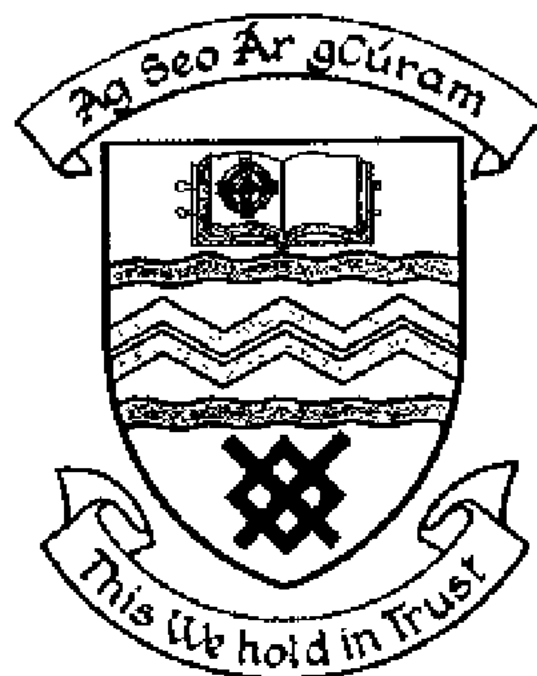


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0686	
1. Location	Old Lucan Road, Palmerstown, Dublin 20.		
2. Development	578.8 sq.m. extension to existing warehouse and offices.		
3. Date of Application	01/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 21/01/2000 2.
4. Submitted by	Name: Aidan Powell & Associates, Address: 27-28 Lower Mount Pleasant Avenue, Rathmines,		
5. Applicant	Name: C. J. Fallon Ltd., Address: Old Lucan Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0563 Date 16/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863 Date 26/04/2000	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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Aidan Powell & Associates,
27-28 Lower Mount Pleasant Avenue,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0563	Date of Decision 16/03/2000
Register Reference S99A/0686	Date 21/01/00

Applicant C. J. Fallon Ltd.,

Development 578.8 sq.m. extension to existing warehouse and offices.

Location Old Lucan Road, Palmerstown, Dublin 20.

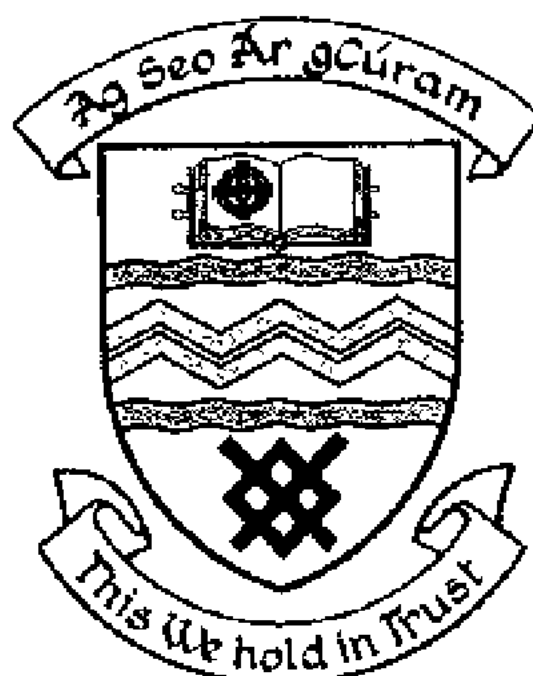
Floor Area 578.80 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /21/01/2000

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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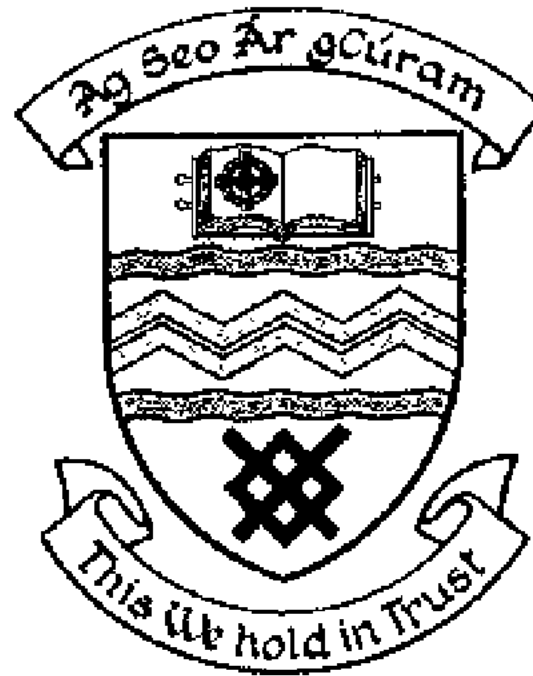
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 21/01/00, 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 In relation to foul and surface water drainage, 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.
 REASON:
 In the interest of public health.
- 3 Foul and surface water drainage systems to be kept fully separate.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development the applicant shall submit for agreement by the County Council a watermain layout for the site. The drawing shall indicate proposed watermain sizes, valve, metre and hydrant layout, and proposed points of connection to existing watermains.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 The car park and area of open space within the site shall not be used for the storage of materials. All storage shall be internal.
 REASON:
 To protect the amenities of the area.

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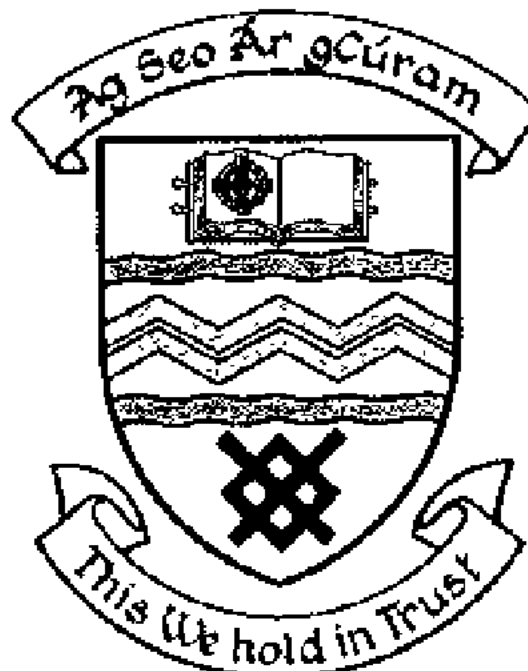
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-
- 7 External finishes shall match those of the existing structure.
 REASON:
 In the interest of visual amenity.
- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
 REASON:
 To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 That a financial contribution in the sum of £4,671 (four thousand six hundred and seventy one pounds) EUR 5,930 (five thousand nine hundred and thirty 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.
- 10 That a financial contribution in the sum of £12,150 (twelve thousand one hundred and fifty pounds) EUR 15,427 (fifteen thousand four hundred and twenty 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.
- 11 That a financial contribution in the sum of £1,406 (one thousand four hundred and six pounds) EUR 1,785 (one

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thousand seven hundred and eighty five euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

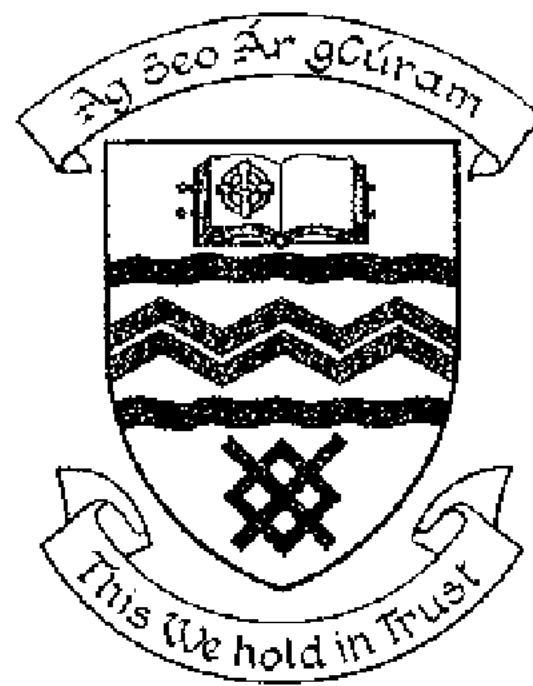
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- (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.

E. Bowler02/05/00
for SENIOR ADMINISTRATIVE OFFICER

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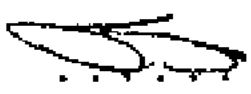
NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0563	Date of Decision 16/03/2000
Register Reference S99A/0686	Date: 01/10/99

Applicant C. J. Fallon Ltd.,
Development 578.8 sq.m. extension to existing warehouse and offices.
Location Old Lucan Road, Palmerstown, Dublin 20.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /21/01/2000
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 16/03/00
for SENIOR ADMINISTRATIVE OFFICER

Aidan Powell & Associates,
27-28 Lower Mount Pleasant Avenue,
Rathmines,
Dublin 6.

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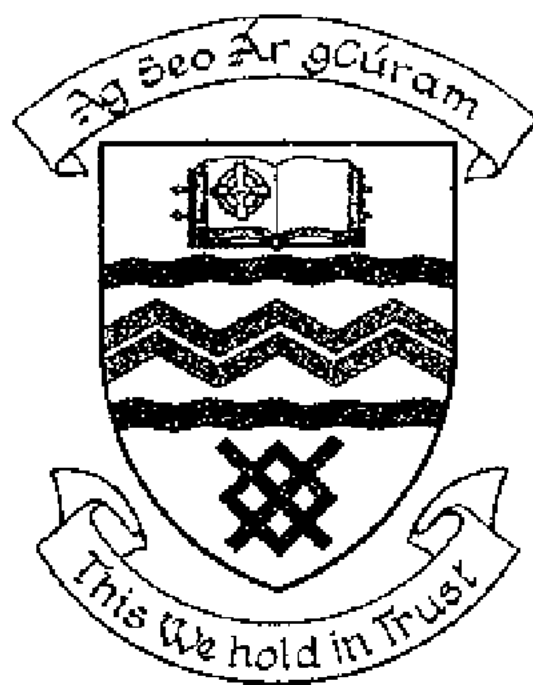
Conditions and Reasons

- 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 21/01/00, 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 In relation to foul and surface water drainage, 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.
REASON:
In the interest of public health.
- 3 Foul and surface water drainage systems to be kept fully separate.
REASON:
In the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development the applicant shall submit for agreement by the County Council a watermain layout for the site. The drawing shall indicate proposed watermain sizes, valve, metre and hydrant layout, and proposed points of connection to existing watermains.
REASON:
In the interest of the proper planning and development of the area.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.
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- 6 The car park and area of open space within the site shall not be used for the storage of materials. All storage shall be internal.

REASON:

To protect the amenities of the area.

- 7 External finishes shall match those of the existing structure.

REASON:

In the interest of visual amenity.

- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 9 That a financial contribution in the sum of £4,671 (four thousand six hundred and seventy one pounds) EUR 5,930 (five thousand nine hundred and thirty 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.

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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.

- 11 That a financial contribution in the sum of £1,406 (one thousand four hundred and six pounds) EUR 1,785 (one thousand seven hundred and eighty five euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development should contribute towards the cost of the works.

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

Decision Order Number 2638	Date of Decision 29/11/1999 LA
Register Reference S99A/0686	Date: 01/10/99

Applicant C. J. Fallon Ltd.,
Development 578.8 sq.m. extension to existing warehouse and offices.

Location Old Lucan Road, Palmerstown, Dublin 20.

App. Type Permission

Dear Sir/Madam,

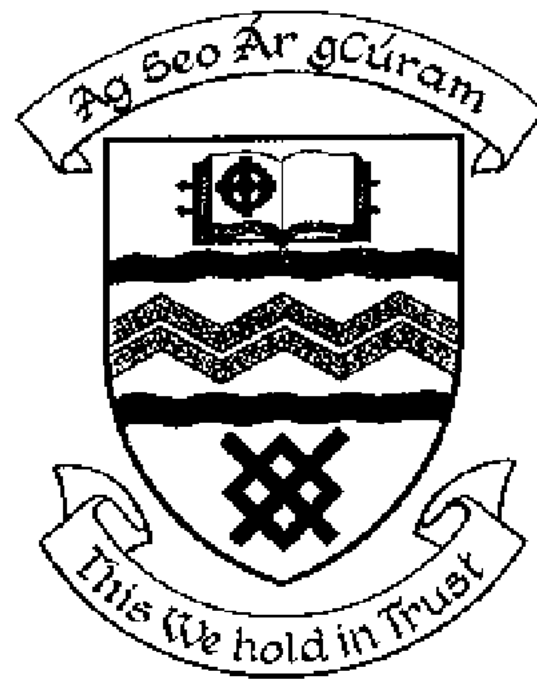
With reference to your planning application, received on 01/10/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant has indicated that there is a 450mm diameter surface water sewer to the east of the site, less than 5m from the proposed development. The applicant is advised that this is not acceptable. The applicant is requested to submit revised plans allowing a 5m distance between the 450mm surface water sewer and any proposed building, for access and maintenance purposes.
- 2 The applicant is requested to submit full details of proposed drainage and existing 450mm surface water where it passes through their site, including pipe sizes, gradients, cover and invert levels.
- 3 The applicant is requested to submit a revised layout plan showing a minimum of 58 car parking spaces within the curtilage of the site so that the application meets the County Development Plan standards for parking.

Signed on behalf of South Dublin County Council

Aidan Powell & Associates,
27-28 Lower Mount Pleasant Avenue,
Rathmines,
Dublin 6.

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REG REF. S99A/0686

LA
.....
for Senior Administrative Officer

29/11/99