

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0599/C2	
1. Location	Unit 6, John F. Kennedy Drive, Naas Road, Dublin 12.		
2. Development	Two four storey buildings for office based industrial use, with plant rooms on roofs, car showrooms at ground floor to block 1 with signage to front elevation, car parking, ESB sub station, re-located entrance with security hut, boundary and landscape treatments and associated site works. Compliance re condition no. 10.		
3. Date of Application	20/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Crean Salley Architects, Address: 9 Castlewood Place, Rathmines,		
5. Applicant	Name: Hyundai Cars Ireland L.T.D., Address: John F. Kennedy Drive, Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 1588 Date 19/07/2000	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.

REG. REF. : S99A/0599/C2

DATE : 20.07.2000

RE: Two four storey buildings for office based industrial use, with plant rooms on roofs, car showrooms at ground floor to block 1 with signage to front elevation, car parking, ESB sub station, re-located entrance with security hut, boundary and landscape treatments and associated site works at Unit 6, John F. Kennedy Drive, Naas Road, Dublin 12 for Hyundai Cars Ireland L.T.D. Compliance re. Condition No. 10.

Dear Sir/Madam,

I refer to your submission received on 20.04.2000 to comply with Condition No. 10 of Grant of Permission Order No. 2797, dated 16.12.1999, in connection with the above.

In this regard I wish to inform you that the details submitted are satisfactory.
Yours faithfully,

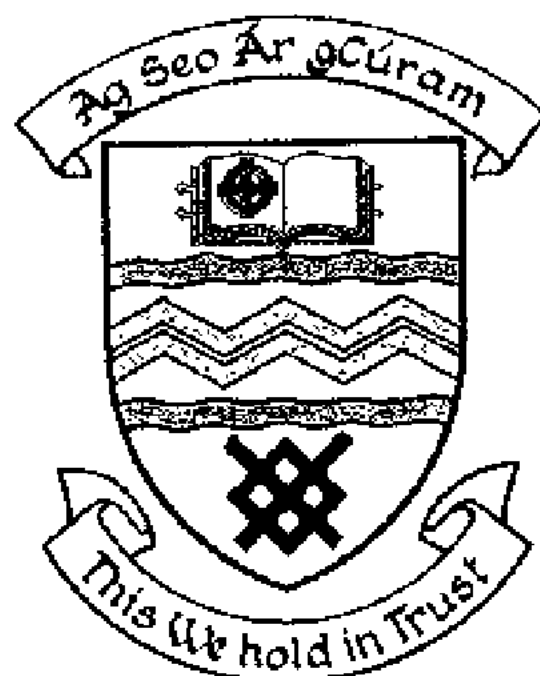
DA

for Senior Administrative Officer

Crean Salley Architects,
9 Castlewood Place,
Rathmines,
Dublin 6.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0599	
1. Location	Unit 6, John F. Kennedy Drive, Naas Road, Dublin 12.		
2. Development	Two four storey buildings for office based industrial use, with plant rooms on roofs, car showrooms at ground floor to block 1 with signage to front elevation, car parking, ESB sub station, re-located entrance with security hut, boundary and landscape treatments and associated site works.		
3. Date of Application	27/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Crean Salley Architects, Address: 9 Castlewood Place, Rathmines,		
5. Applicant	Name: Hyundai Cars Ireland L.T.D., Address: John F. Kennedy Drive, Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 2319 Date 22/10/1999	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	
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13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	 Date	 Receipt No.	

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Crean Salley Architects,
9 Castlewood Place,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2797	Date of Final Grant 16/12/1999
Decision Order Number 2319	Date of Decision 22/10/1999
Register Reference S99A/0599	Date 27/08/99

Applicant Hyundai Cars Ireland L.T.D.,

Development Two four storey buildings for office based industrial use, with plant rooms on roofs, car showrooms at ground floor to block 1 with signage to front elevation, car parking, ESB sub station, re-located entrance with security hut, boundary and landscape treatments and asociated site works.

Location Unit 6, John F. Kennedy Drive, Naas Road, Dublin 12.

Floor Area 3367.00 Sq Metres

Time extension(s) up to and including

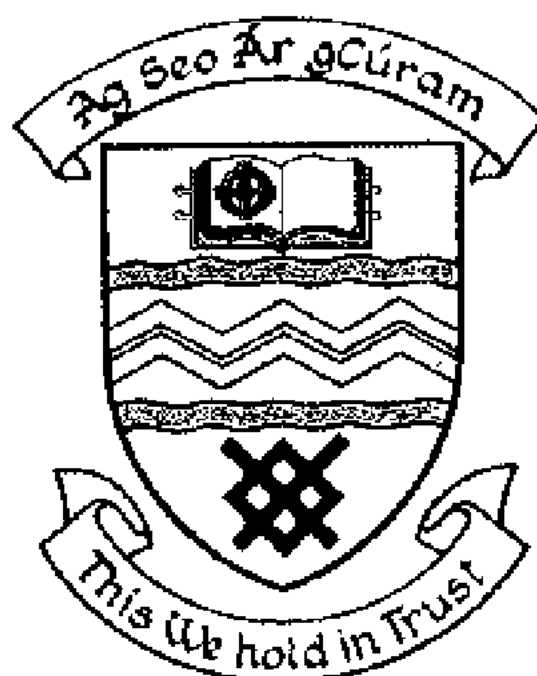
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

REG REF. S99A/0599 **SOUTH DUBLIN COUNTY COUNCIL**
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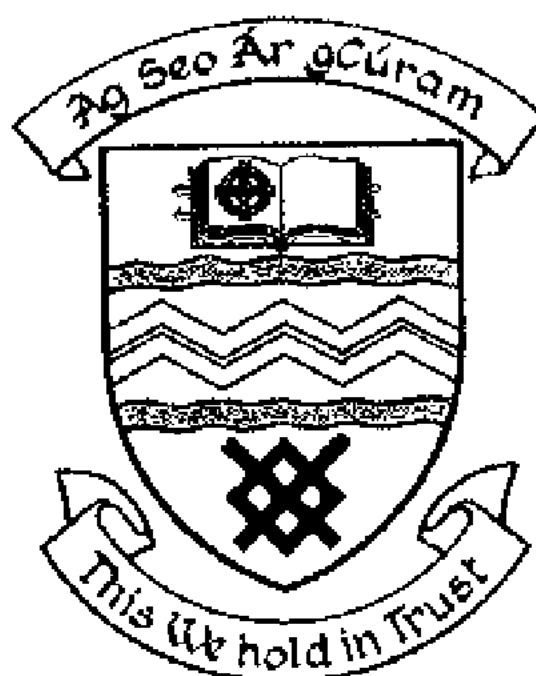
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Conditions and Reasons

- 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 unsolicited additional information received on 13.09.1999, 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 proposed development shall be used only for the purposes of office-based industry in accordance with Policy E5 (office based industry) South Dublin County Development Plan 1998 and car showrooms.
REASON:
In the interest of clarity.
- 3 Prior to the first occupation of each office-based industry unit full details of the specific user, including corporate identity, shall be submitted for the written agreement of the Planning Authority. In this regard full details of the nature of the proposed business use shall be submitted.
REASON:
To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 4 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.
- 5 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.
- 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 off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan

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Standards.

REASON:

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

- 8 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

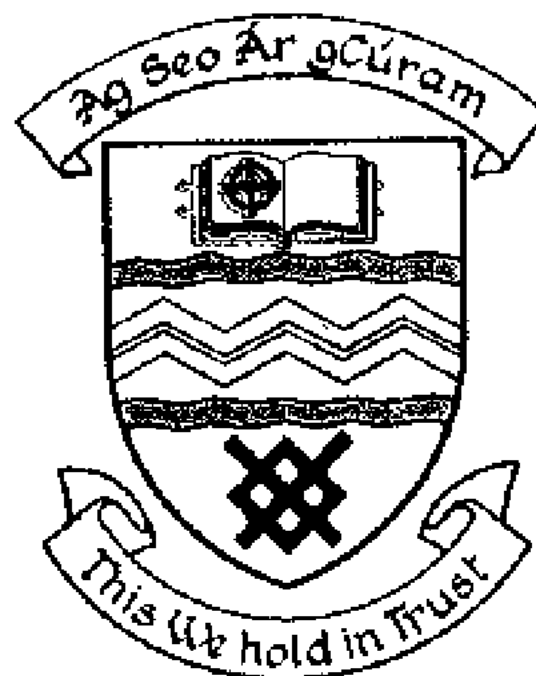
In the interest of the proper planning and development of the area.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the development shall be carried out in compliance with the following requirements of the Environmental Services Department, South Dublin County Council :

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge;
- (c) 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 surrounded in C20 concrete 150mm thick;
- (d) Applicant to submit written evidence of the permission of the owner to significantly increase discharge volumes to a sewer not yet taken in charge.
- (e) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts, 1997 - 1990;
- (f) All connections, swabbing, chlorination and tapplings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;

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- (g) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations;
- (h) 24 hour storage per unit shall be provided;
- (i) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 10 That prior to development commencing full details of all proposed external materials and finishes, including material and colour samples shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of amenity.

- 11 That the proposed car parking areas shall not be used for the display of motor vehicles for sale or for the storage of same.

REASON:

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

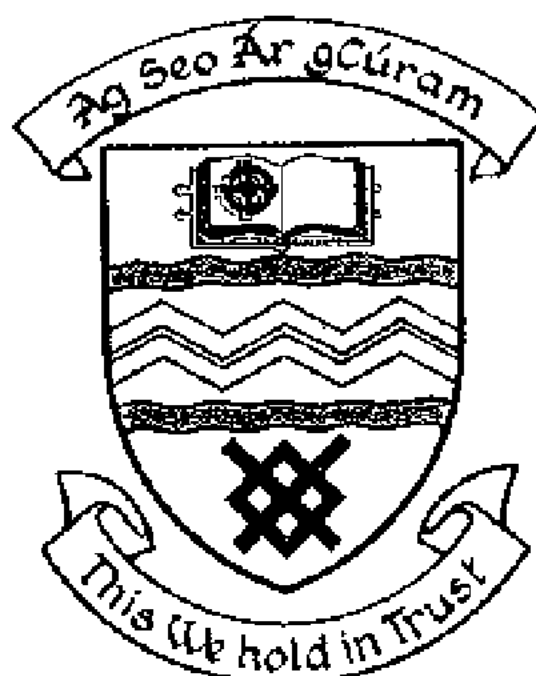
- 12 That a financial contribution in the sum of £27,344 (twenty seven thousand, three hundred and forty four pounds) Eur 34,720 (thirty four thousand, seven hundred and twenty Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of 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.

- 13 That a financial contribution in the sum of £71,177 (seventy one thousand, one hundred and seventy seven pounds) Eur 90,376 (ninety thousand, three hundred and seventy six

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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.

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) Eur 10,158 (ten thousand, one hundred and fifty eight Euros) or lodgement with the Council of a cash sum of £8,000 (eight thousand pounds) Eur 10,158 (ten thousand, one hundred and fifty eight Euros).

REASON:

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

- 15 That the footpath and kerb be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance (Palmerstown Depot).

REASON:

To ensure a satisfactory standard of development.

- 16 That any barrier or shading gate used for controlling traffic entering the site shall be set back a minimum of 5 metres from the kerbline so that cars stopped at the barrier do not obstruct road users.

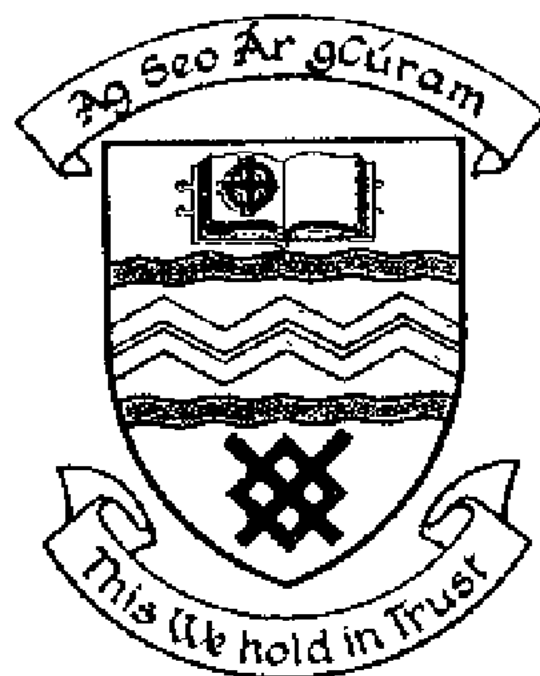
REASON:

In the interest of public safety.

- (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.

REG REF. S99A/0599

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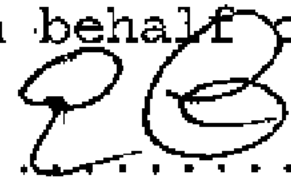
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- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use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


.....17/12/99
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 2319	Date of Decision 22/10/1999
Register Reference S99A/0599	Date: 27/08/99

Applicant Hyundai Cars Ireland L.T.D.,

Development Two four storey buildings for office based industrial use, with plant rooms on roofs, car showrooms at ground floor to block 1 with signage to front elevation, car parking, ESB sub station, re-located entrance with security hut, boundary and landscape treatments and asociated site works.

Location Unit 6, John F. Kennedy Drive, Naas Road, Dublin 12.

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

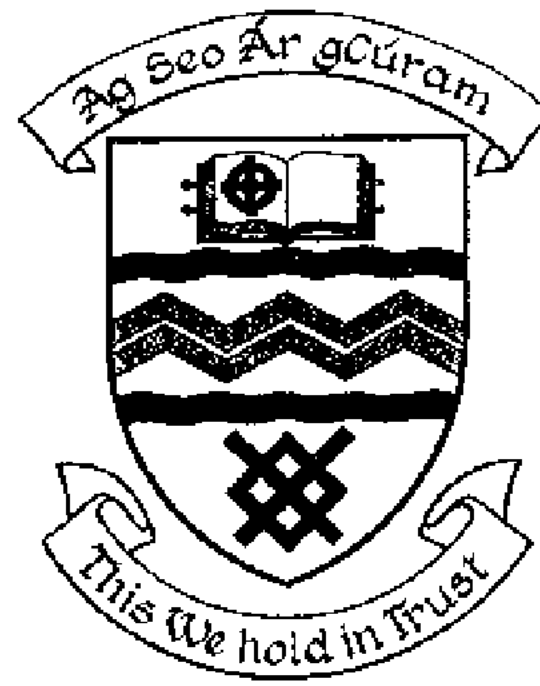
...DC... 22/10/99
for SENIOR ADMINISTRATIVE OFFICER

Crean Salley Architects,
9 Castlewood Place,
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 unsolicited additional information received on 13.09.1999, 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 proposed development shall be used only for the purposes of office-based industry in accordance with Policy E5 (office based industry) South Dublin County Development Plan 1998 and car showrooms.
REASON:
In the interest of clarity.
- 3 Prior to the first occupation of each office-based industry unit full details of the specific user, including corporate identity, shall be submitted for the written agreement of the Planning Authority. In this regard full details of the nature of the proposed business use shall be submitted.
REASON:
To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 4 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.
- 5 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.

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- 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 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.

- 8 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

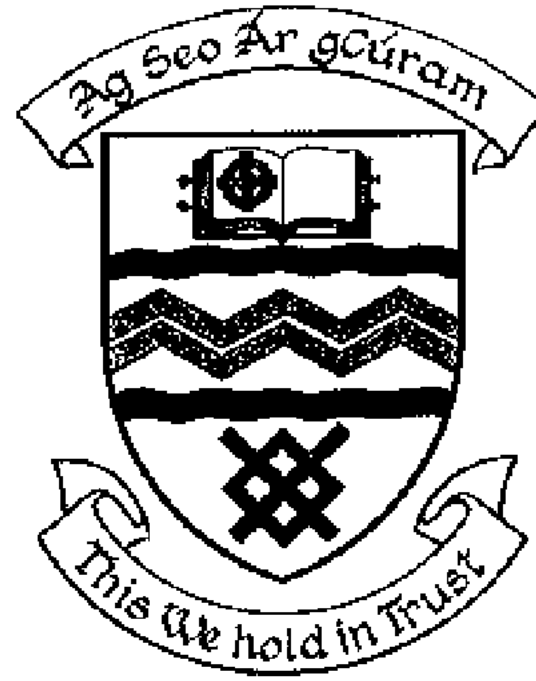
REASON:

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

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the development shall be carried out in compliance with the following requirements of the Environmental Services Department, South Dublin County Council :

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge;
- (c) 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 surrounded in C20 concrete 150mm thick;
- (d) Applicant to submit written evidence of the permission of the owner to significantly increase

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discharge volumes to a sewer not yet taken in charge.

- (e) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts, 1997 - 1990;
- (f) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- (g) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations;
- (h) 24 hour storage per unit shall be provided;
- (i) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 10 That prior to development commencing full details of all proposed external materials and finishes, including material and colour samples shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of amenity.

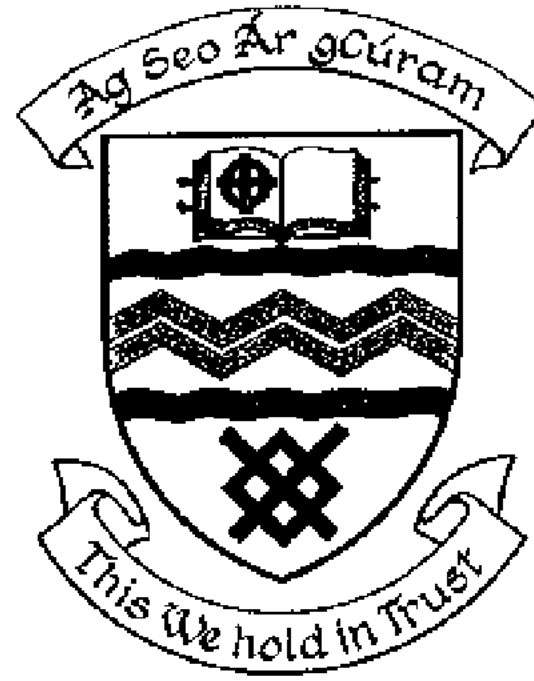
- 11 That the proposed car parking areas shall not be used for the display of motor vehicles for sale or for the storage of same.

REASON:

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

- 12 That a financial contribution in the sum of £27,344 (twenty seven thousand, three hundred and forty four pounds) Eur 34,720 (thirty four thousand, seven hundred and twenty 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.

- 13 That a financial contribution in the sum of £71,177 (seventy one thousand, one hundred and seventy seven pounds) Eur 90,376 (ninety thousand, three hundred and seventy six 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.

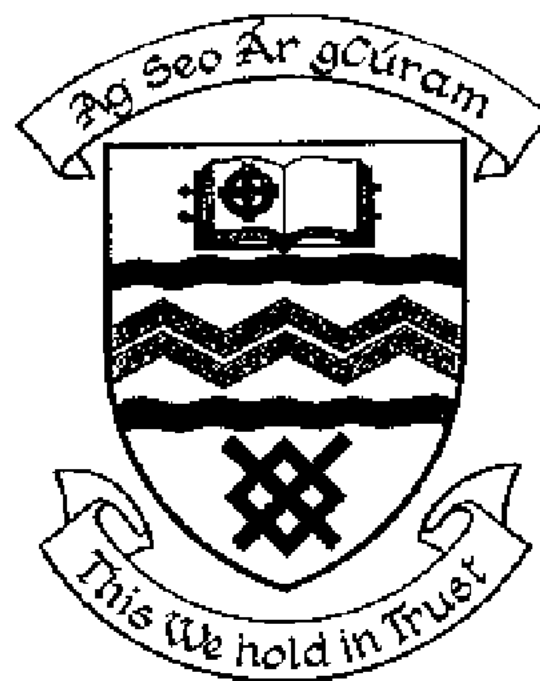
REASON:

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.

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) Eur 10,158 (ten thousand, one hundred and fifty eight Euros) or lodgement with the Council of a cash sum of £8,000 (eight thousand pounds) Eur 10,158 (ten thousand, one hundred and fifty eight Euros).

REASON:

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

- 15 That the footpath and kerb be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance (Palmerstown Depot).

REASON:

To ensure a satisfactory standard of development.

- 16 That any barrier or shading gate used for controlling traffic entering the site shall be set back a minimum of 5 metres from the kerbline so that cars stopped at the barrier do not obstruct road users.

REASON:

In the interest of public safety.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0599	
1. Location	Unit 6, John F. Kennedy Drive, Naas Road, Dublin 12.		
2. Development	Two four storey buildings for office based industrial use, with plant rooms on roofs, car showrooms at ground floor to block 1 with signage to front elevation, car parking, ESB sub station, re-located entrance with security hut, boundary and landscape treatments and associated site works.		
3. Date of Application	27/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Crean Salley Architects, Address: 9 Castlewood Place, Rathmines,		
5. Applicant	Name: Hyundai Cars Ireland L.T.D., Address: John F. Kennedy Drive, Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 2319 Date 22/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2797 Date 16/12/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged	22/11/1999	Written Representations	
9. Appeal Decision	03/12/1999	Appeal Withdrawn	
10. Material Contravention			
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