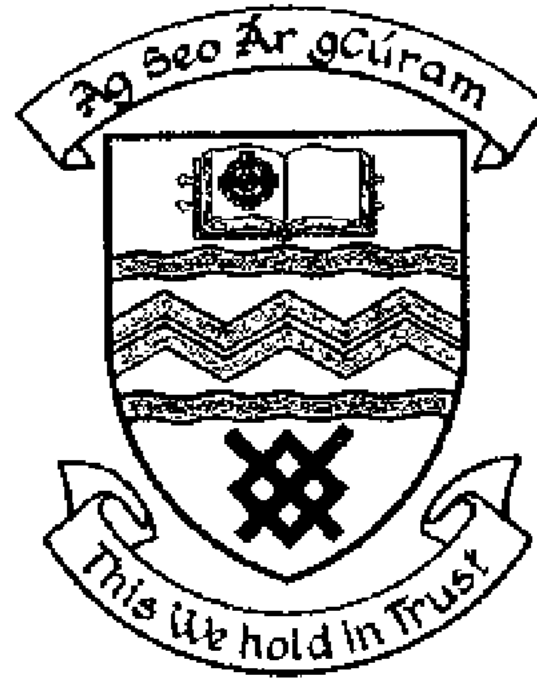


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0580	
1. Location	Baldonnell Business Park, Barney's Lane, Naas Road, Brownsbarn, Co. Dublin.		
2. Development	Advance factory/warehouse unit with associated offices and site works.		
3. Date of Application	20/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Collen Project Management, Address: River House, East Wall,		
5. Applicant	Name: Siac Construction Ltd, Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2263 Date 18/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2678 Date 03/12/1999	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.			

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Collen Project Management,
River House,
East Wall,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2678	Date of Final Grant 03/12/1999
Decision Order Number 2263	Date of Decision 18/10/1999
Register Reference S99A/0580	Date 20/08/99

Applicant Siac Construction Ltd,

Development Advance factory/warehouse unit with associated offices and site works.

Location Baldonnell Business Park, Barney's Lane, Naas Road, Brownsbarn, Co. Dublin.

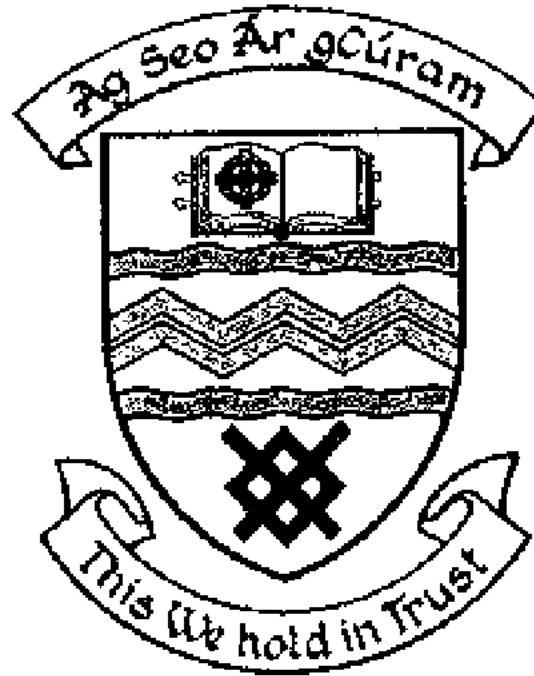
Floor Area 3707.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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 That the development shall be carried out in conformity with the terms and conditions of the decision to grant permission under Reg. Ref. S98A/0408 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.

REASON:

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

- 3 That a financial contribution in the sum of £13,800 (thirteen thousand, eight hundred pounds) (EUR 17,522 seventeen thousand five hundred and twenty two 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:

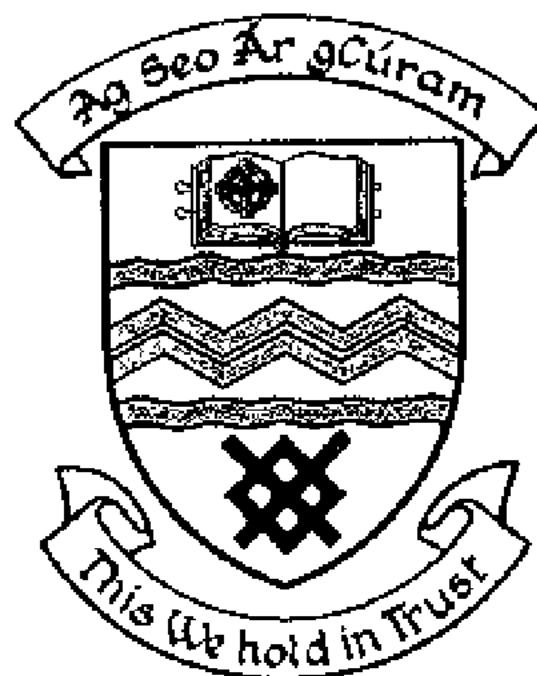
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 4 That a financial contribution in the sum of money equivalent to the value of £23,000 (twenty three thousand pounds) (EUR 29,204 twenty nine thousand two hundred and four Euros) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 5 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 £12,000 (twelve thousand pounds) or lodgement with the Council of a cash sum of £12,000 (twelve thousand pounds) (EUR 15,237 fifteen thousand two hundred and thirty seven Euros).

REASON:

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

- 6 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 developer should note that proposal to connect foul drainage to "existing" in level 91.428m as indicated on Drg. No. T35.051A is too low to drain to the pumping station.

REASON:

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

- 7 Prior to commencement of works developer shall submit for approval 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.

- 8 That a financial contribution in the sum of £9,780 per hectare (nine thousand, seven hundred and eighty pounds) (EUR 12,418 twelve thousand four hundred and eighteen Euros) per hectare be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which serves this development; this contribution to be paid before the commencement of development on site.

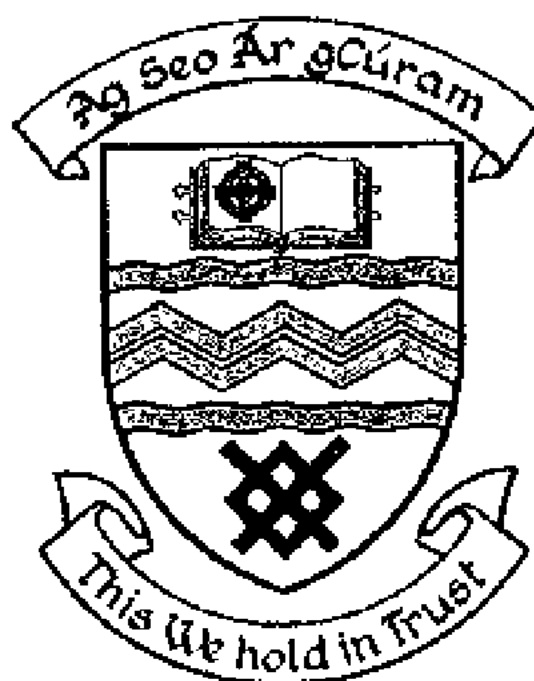
REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

- (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.

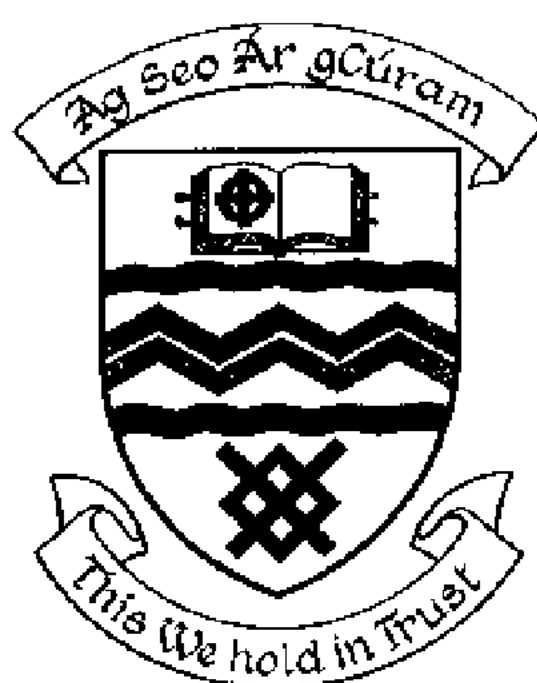
Signed on behalf of South Dublin County Council.


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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2263	Date of Decision 18/10/1999
Register Reference S99A/0580	Date: 20/08/99

Applicant Siac Construction Ltd,

Development Advance factory/warehouse unit with associated offices and
site works.

Location Baldonnell Business Park, Barney's Lane, Naas Road,
Brownsbarn, 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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

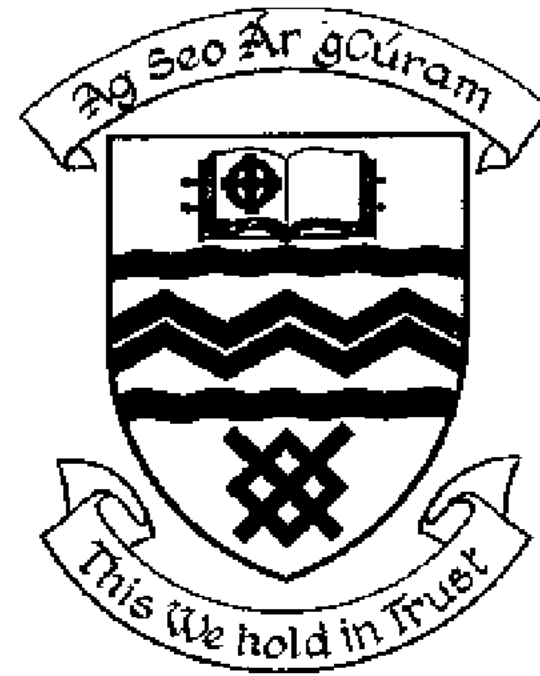
..... 18/10/99
for SENIOR ADMINISTRATIVE OFFICER

Collen Project Management,
River House,
East Wall,
Dublin 3.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0580

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 That the development shall be carried out in conformity with the terms and conditions of the decision to grant permission under Reg. Ref. S98A/0408 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.

REASON:

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

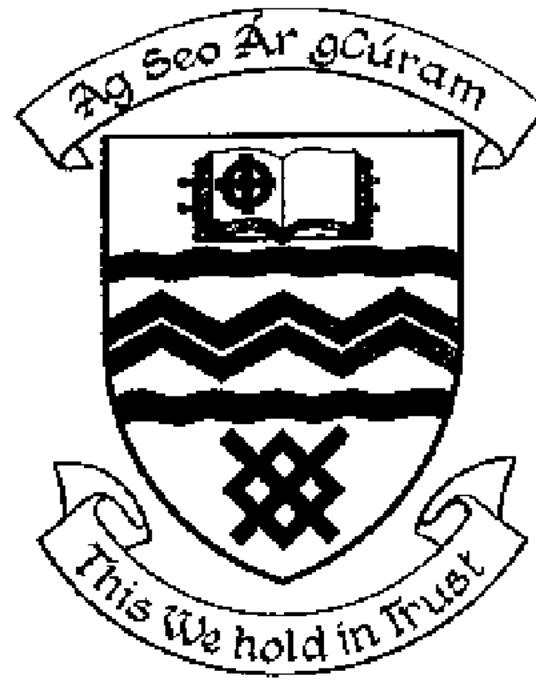
- 3 That a financial contribution in the sum of £13,800 (thirteen thousand, eight hundred pounds) (EUR 17,522 seventeen thousand five hundred and twenty two Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

- 4 That a financial contribution in the sum of money equivalent to the value of £23,000 (twenty three thousand pounds) (EUR 29,204 twenty nine thousand two hundred and four Euros) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

REG. REF. S99A/0580

towards the cost of roads improvements and traffic management 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:

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.

- 5 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 £12,000 (twelve thousand pounds) or lodgement with the Council of a cash sum of £12,000 (twelve thousand pounds) (EUR 15,237 fifteen thousand two hundred and thirty seven Euros).

REASON:

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

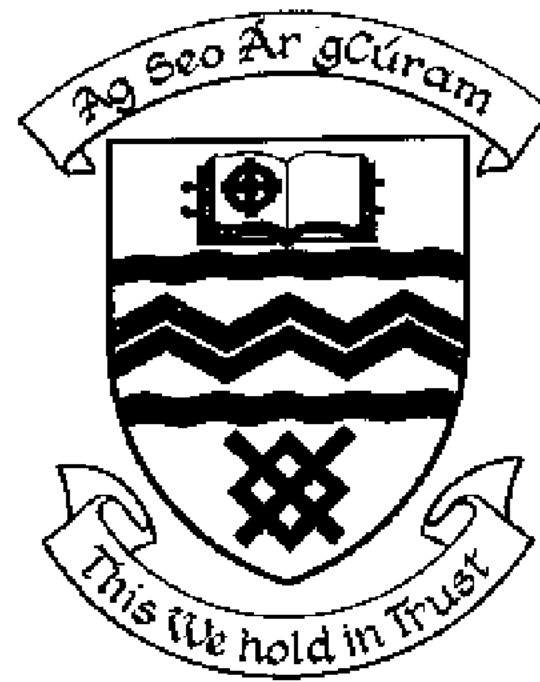
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the developer should note that proposal to connect foul drainage to "existing" in level 91.428m as indicated on Drg. No. T35.051A is too low to drain to the pumping station.

REASON:

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

- 7 Prior to commencement of works developer shall submit for approval 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0580

- 8 That a financial contribution in the sum of £9,780 per hectare (nine thousand, seven hundred and eighty pounds) (EUR 12,418 twelve thousand four hundred and eighteen Euros) per hectare be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage 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 developer should contribute to the cost of the works.