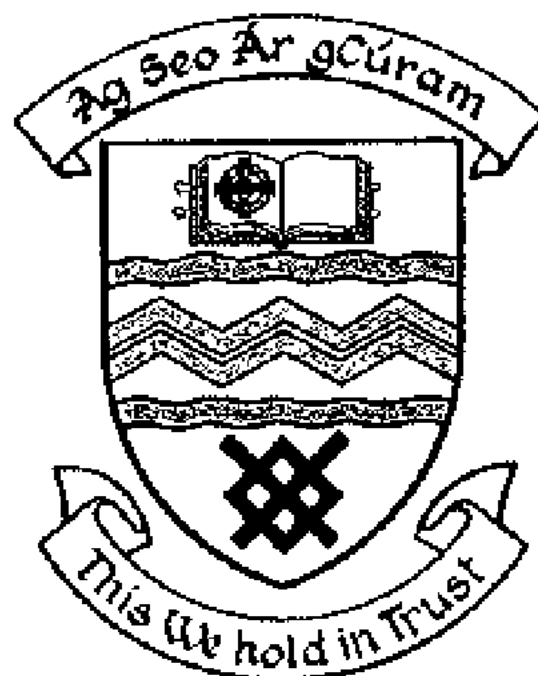


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0519	
1. Location	57-59 Cherry Orchard Industrial Estate, Dublin 10.		
2. Development	Extensions and alteration to existing Production Premises at 57-59 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10. This shall include an extension of 600m ² for delivery and goods store, silo for wood dust storage, modification of existing single storey offices to two storey structure incorporating an additional 640m ² of office and showroom accommodation, refurbishment of facing cladding to existing structures and upgrading of parking, marshalling and landscaped areas including additional screen walls and railings to rear of site.		
3. Date of Application	29/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Quinn Barnell Associates, Address: 20 Herbert Place, Dublin 2.		
5. Applicant	Name: Edward Cawley, Address: Cawley Furniture Ltd., Unit 54-56 Cherry Orchard Industrial Estate, Dublin 10.		
6. Decision	O.C.M. No. 2103 Date 27/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2461 Date 09/11/1999	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.

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Dublin 24

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Quinn Barnell Associates,
20 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2461	Date of Final Grant 09/11/1999
Decision Order Number 2103	Date of Decision 27/09/1999
Register Reference S99A/0519	Date 29/07/99

Applicant Edward Cawley,

Development Extensions and alteration to existing Production Premises at 57-59 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10. This shall include an extension of 600m² for delivery and goods store, silo for wood dust storage, modification of existing single storey offices to two storey structure incorporating an additional 640m² of office and showroom accomodation, refurbishment of facing cladding to existing structures and upgrading of parking, marshalling and landscaped areas including additional screen walls and railings to rear of site.

Location 57-59 Cherry Orchard Industrial Estate, Dublin 10.

Floor Area 1240.00 Sq Metres

Time extension(s) up to and including

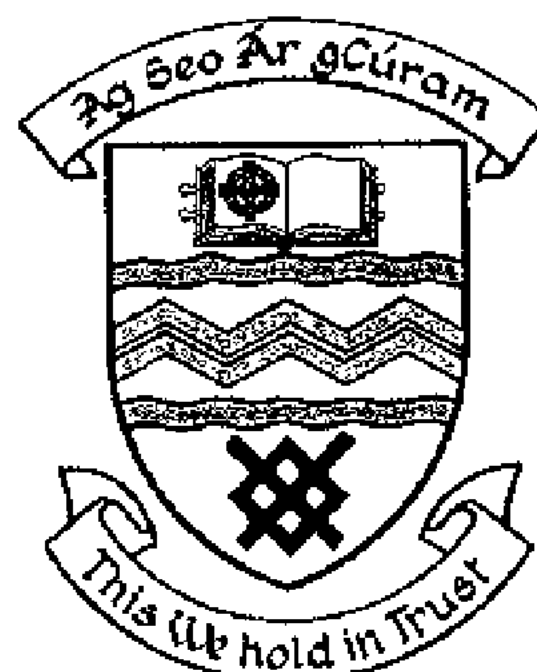
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) 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 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.
- 3 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.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 5 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.
- 6 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.
- 7 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. In this

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regard the proposed development shall be carried out in compliance with the following:-

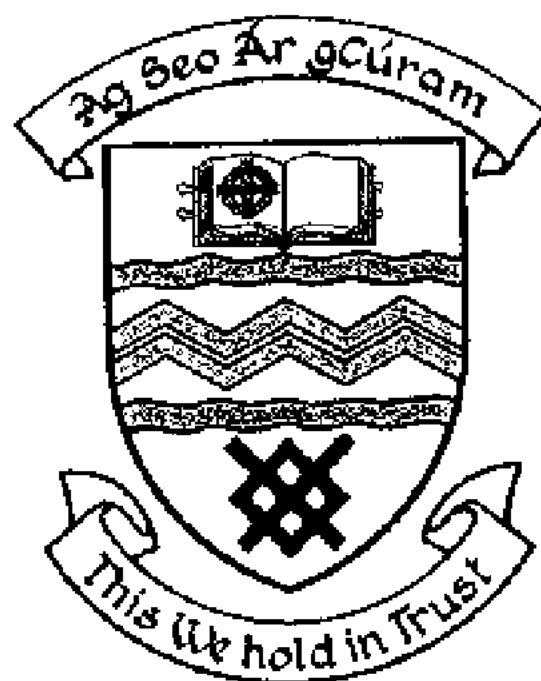
- (a) Prior to development commencing the developer shall submit details to show where foul drainage connects to public sewer. (Council records do not show foul sewer manhole on south side of main estate road as indicated on submitted drawings);
- (b) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990;
- (c) Applicant to ensure full and complete separation of foul and surface water systems;
- (d) No building within 5m of public sewer or sewer with potential to be taken in charge;
- (e) 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;
- (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;
- (j) Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.

REASON:

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

- 8 That prior to development commencing full details of proposed boundary treatment to the site shall be submitted for the written agreement of the Planning Authority. In

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this regard the proposed screen walling to marshalling area shall be substituted by a suitable railing on a plinth wall.

REASON:

In the interest of visual amenity having regard to the open plan character of the estate.

- 9 That a financial contribution in the sum of £10,011 (ten thousand and eleven pounds) EUR12,711 (twelve thousand seven hundred and eleven 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 £26,040 (twenty six thousand and forty pounds) EUR33,064 (thirty three thousand and sixty four 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 £12,160 (twelve thousand one hundred and sixty pounds) PER HECTARE EUR15,440 (fifteen thousand four hundred and forty 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.

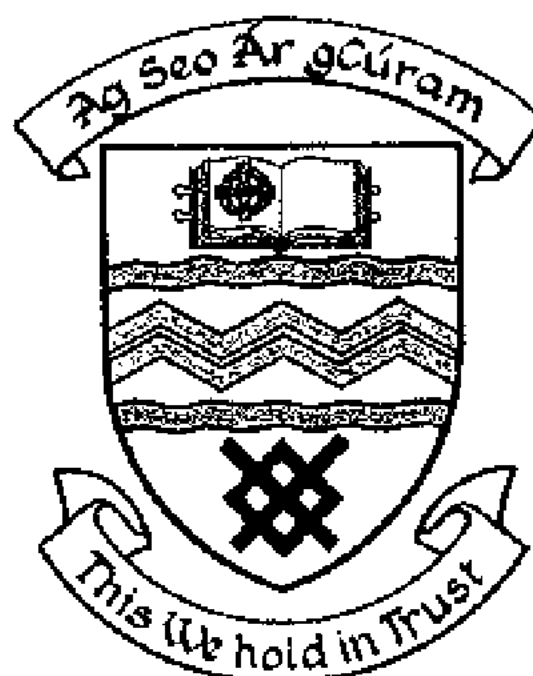
REASON:

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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- (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.

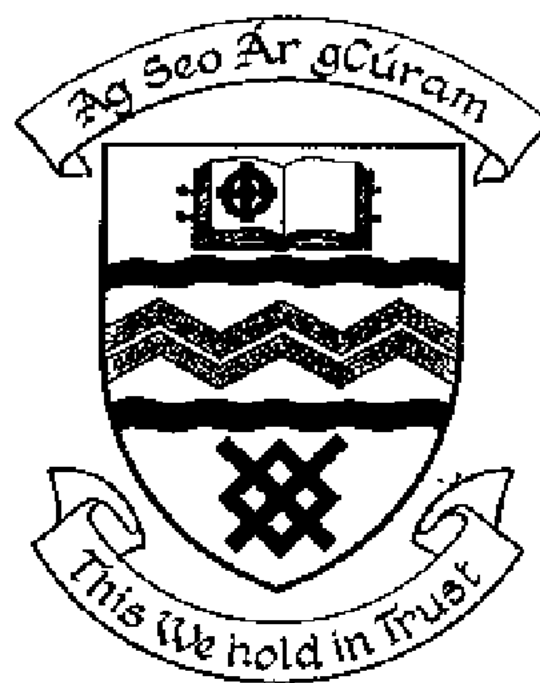
Signed on behalf of South Dublin County Council.

E. Amos (Signature)...10/11/99
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 2103	Date of Decision 27/09/1999
Register Reference S99A/0519	Date: 29/07/99.

Applicant Edward Cawley,

Development Extensions and alteration to existing Production Premises at 57-59 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10. This shall include an extension of 600m² for delivery and goods store, silo for wood dust storage, modification of existing single storey offices to two storey structure incorporating an additional 640m² of office and showroom accomodation, refurbishment of facing cladding to existing structures and upgrading of parking, marshalling and landscaped areas including additional screen walls and railings to rear of site.

Location 57-59 Cherry Orchard Industrial Estate, Dublin 10.

Floor Area Sq Metres

Time extension(s) up to and including

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.

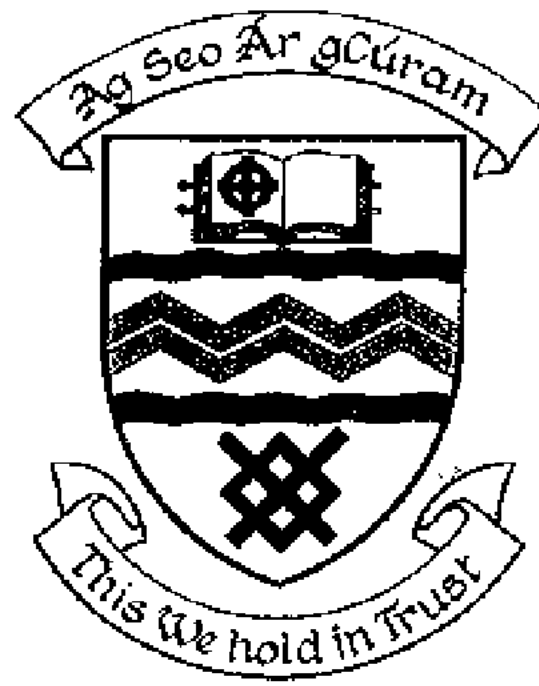
..... 27/09/99
for SENIOR ADMINISTRATIVE OFFICER

Quinn Barnell Associates,
20 Herbert Place,
Dublin 2.

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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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

- 3 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.

- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
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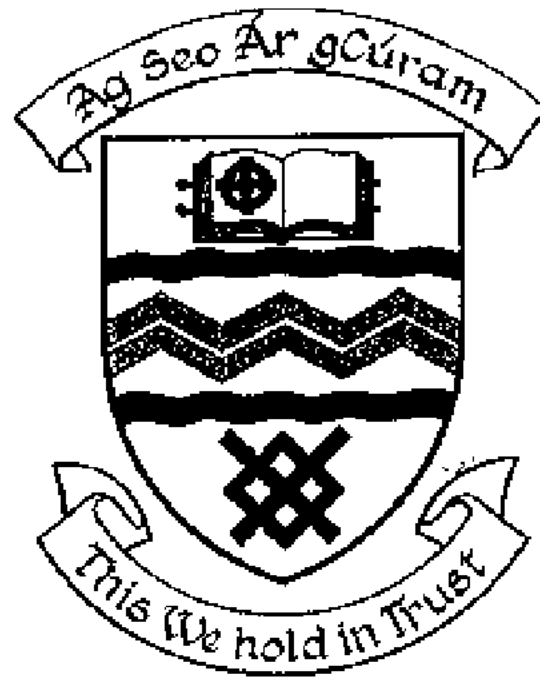
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In the interest of the proper planning and development of the area.

- 7 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. In this regard the proposed development shall be carried out in compliance with the following:-
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REASON:

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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

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improvement works and traffic management schemes
facilitating the proposed development.

- 11 That a financial contribution in the sum of £12,160 (twelve thousand one hundred and sixty pounds) PER HECTARE EUR15,440 (fifteen thousand four hundred and forty 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.

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