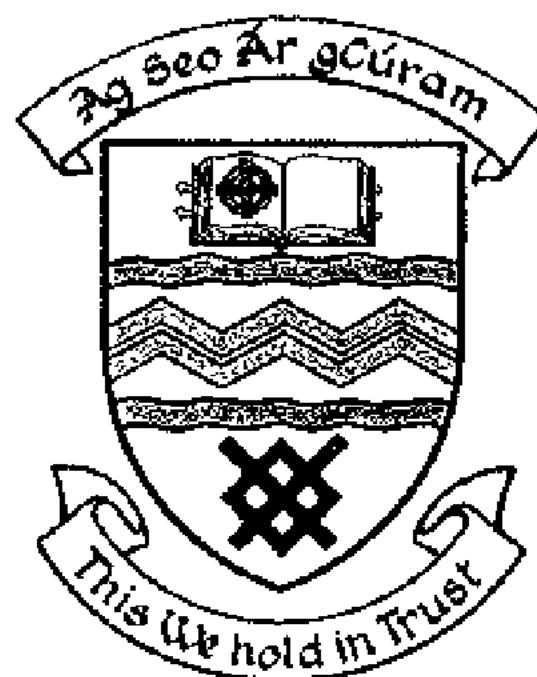


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0508	
1. Location	15 Cherry Orchard Industrial Estate, Dublin 10.		
2. Development	Warehouse extension to side, second floor office extension to front and security railings and gates around perimeter.		
3. Date of Application	23/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: W. Doran, Address: 7 St. Mary's Road, Ballsbridge,		
5. Applicant	Name: Gleeson Group, Address: 15 Cherry Orchard Industrial Estate, Dublin 10.		
6. Decision	O.C.M. No. 2260 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.	

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Dublin 24

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W. Doran,
7 St. Mary's Road,
Ballsbridge,
Dublin 4.

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 2260	Date of Decision 18/10/1999
Register Reference S99A/0508	Date 23/07/99

Applicant Gleeson Group,

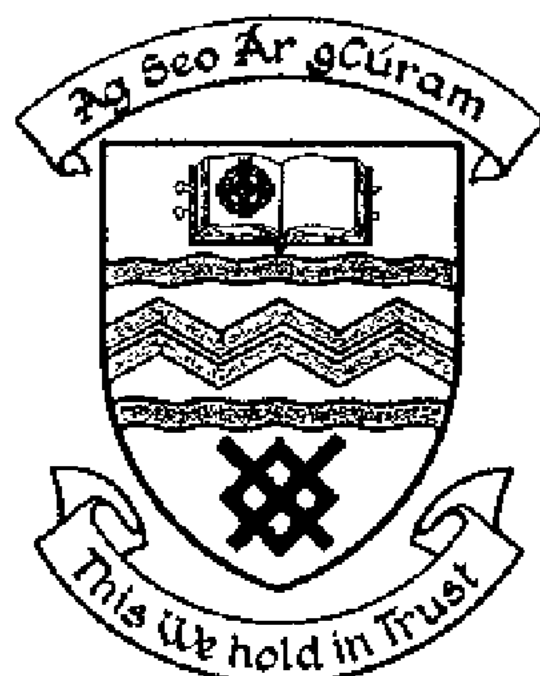
Development Warehouse extension to side, second floor office extension to front and security railings and gates around perimeter.

Location 15 Cherry Orchard Industrial Estate, Dublin 10.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 19/10/1999
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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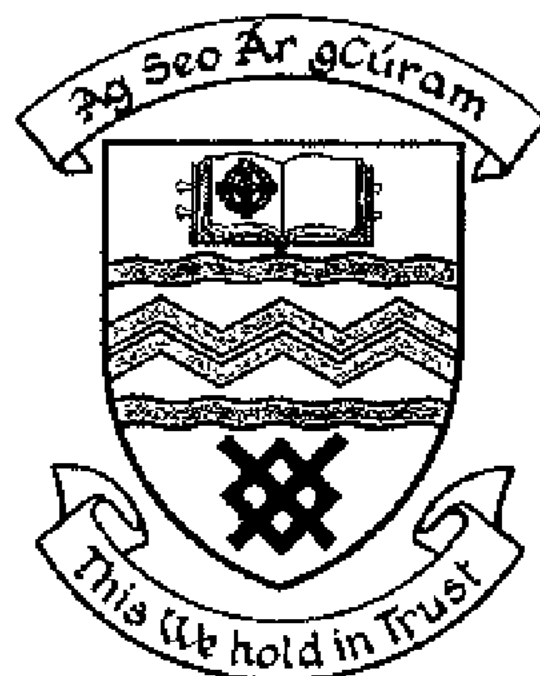
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Conditions and Reasons

- 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 way of unsolicited additional information received on 01/10/99, 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 The office accommodation shall be used only for purposes ancillary to the main use of the building. The proposed office accommodation shall not be used independently of the main ground floor use and no additional office floor space shall be formed within the building.
 REASON:
 To clarify the nature of the development.
- 3 Prior to commencement of development the requirements of the Chief Fire Officer shall be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of safety and the avoidance of fire hazard.
- 4 Prior to commencement of development the requirements of the Principal Environmental Health Officer shall be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of health.
- 5 No industrial effluent shall be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 6 Prior to commencement of development details of the colours of the external finishes including roof materials shall be submitted for the written agreement of the Planning Authority.
 REASON:
 In the interest of the visual amenity of the area.
- 7 Prior to the commencement of development, the developer shall submit a detailed landscape plan for the written agreement of the Planning Authority indicating thereon planting that will soften and integrate both the existing building and subject proposal into the surrounding environment. This shall provide for a 2m deep planted strip

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between the boundary fence and the car park area.

REASON:

In the interests of the proper planning and development of the area and visual amenity of the area.

- 8 Prior to the commencement of development the developer shall submit full details of the proposed boundary treatment for the written agreement of the Planning Authority and work thereon shall be completed prior to the occupation of the proposed development.

REASON:

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

- 9 The proposed back lit high level signage shall be omitted from the development and shall not be replaced.

REASON:

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

- 10 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.

- 11 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses including any operation associated with the activity which shall be carried out within the building.

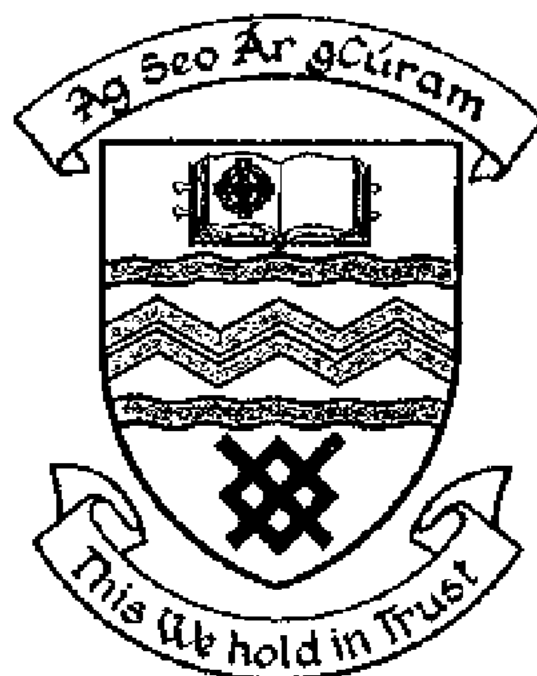
REASON:

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

- 12 The following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- . Full and complete separation of foul and surface water systems;
- . Prior to the commencement of works, the developer 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

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- watermains. Layout shall be in accordance with Part B of 1997 Building Regulations;
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
 - No building within 5m of a public sewer or sewer with potential to be taken in charge;
 - No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
 - All connections, swabbing, chlorination and tapping of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
 - Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.

REASON:

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

- 13 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council.

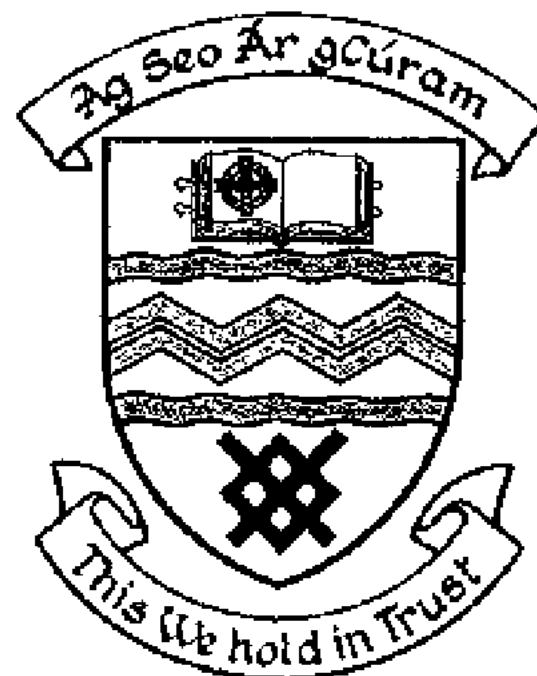
REASON:

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

- 14 The following environmental standards shall be complied with in full:-

- (a) During the construction/renovation phase, the proposed development shall comply with British Standard 5228 Noise Control on construction and open sites Part 1 as well as the Code of Practice;
- (b) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances;
- (c) No heavy construction equipment/machinery (to include pneumatic drills, generators, etc.) shall be operated on or adjacent to the construction site before 08.00 hr. on weekdays and 09.00 hr. on Saturdays nor after 18.00 hr. on weekdays and 13.00

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hr. on Saturdays, nor at any time on Sundays, Bank
 Holidays or Public Holidays.

REASON:

To protect the amenities of the area.

- 15 That a financial contribution in the sum of £13,458 (thirteen thousand four hundred and fifty eight pounds) EUR 17,088 (seventeen thousand and eighty eight 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.

- 16 That a financial contribution in the sum of £35,007 (thirty five thousand and seven pounds) EUR 44,450 (forty four thousand four hundred and fifty 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:

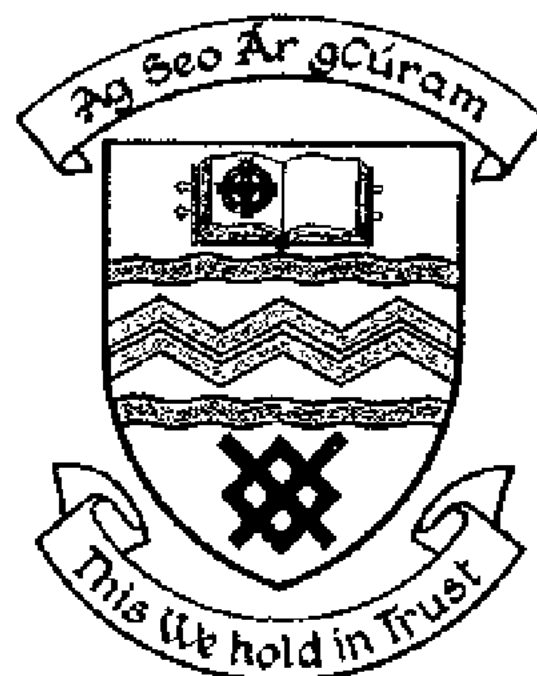
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 17 That a financial contribution in the sum of £2,027 (two thousand and twenty seven pounds) EUR 2,573 (two thousand five hundred and seventy three 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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NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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

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

Decision Order Number 2152	Date of Decision 01/10/1999
Register Reference S99A/0508	Date 23/07/99

Applicant Gleeson Group,
App. Type Permission
Development Warehouse extension to side, second floor office extension
to front and security railings and gates around perimeter.

Location 15 Cherry Orchard Industrial Estate, Dublin 10.

Dear Sir / Madam,

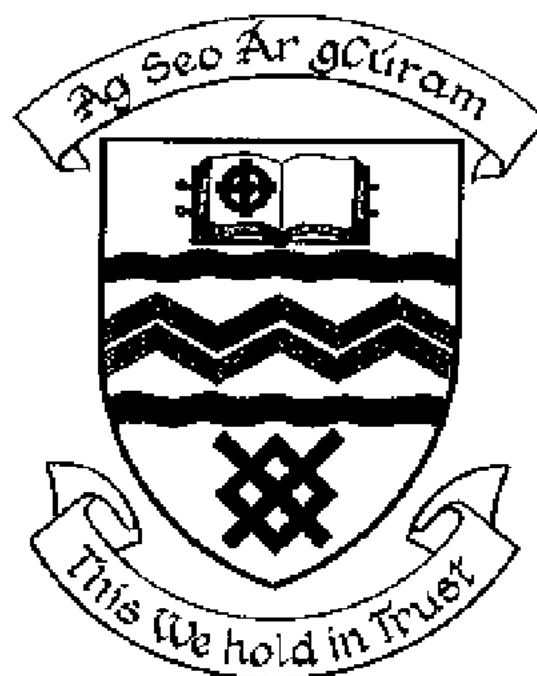
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 19/10/1999

Yours faithfully

..... 01/10/99
for SENIOR ADMINISTRATIVE OFFICER

W. Doran,
7 St. Mary's Road,
Ballsbridge,
Dublin 4.

**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 2260	Date of Decision 18/10/1999
Register Reference S99A/0508	Date: 23/07/99

Applicant Gleeson Group,

Development Warehouse extension to side, second floor office extension to front and security railings and gates around perimeter.

Location 15 Cherry Orchard Industrial Estate, Dublin 10.

Floor Area Sq Metres

Time extension(s) up to and including 19/10/1999

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

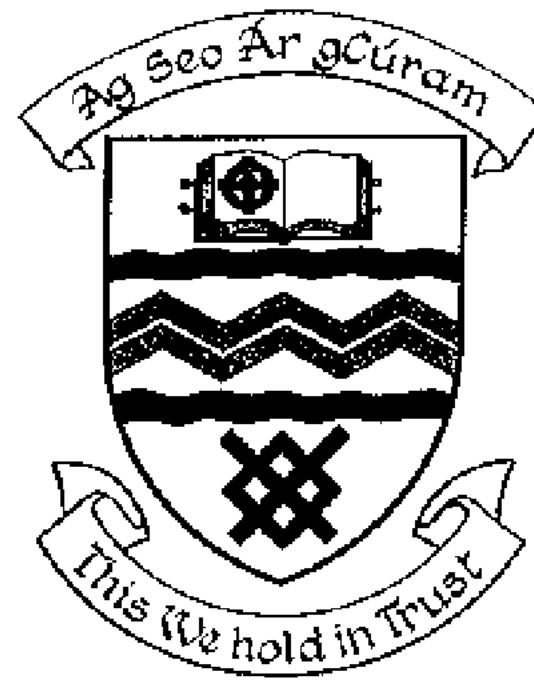
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

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

W. Doran,
7 St. Mary's Road,
Ballsbridge,
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL
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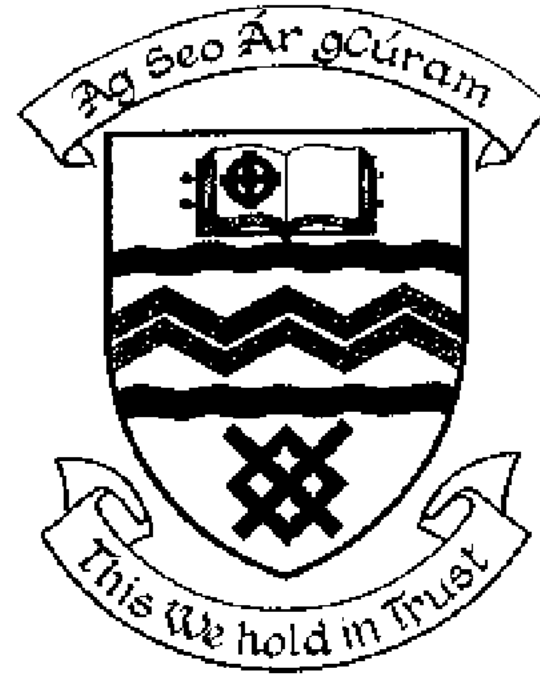
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REG REF. S99A/0508

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 way of unsolicited additional information received on 01/10/99, 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 The office accommodation shall be used only for purposes ancillary to the main use of the building. The proposed office accommodation shall not be used independently of the main ground floor use and no additional office floor space shall be formed within the building.
REASON:
To clarify the nature of the development.
- 3 Prior to commencement of development the requirements of the Chief Fire Officer shall be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 4 Prior to commencement of development the requirements of the Principal Environmental Health Officer shall be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 5 No industrial effluent shall be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 Prior to commencement of development details of the colours of the external finishes including roof materials shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of the visual amenity of the area.

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REG. REF. S99A/0508

- 7 Prior to the commencement of development, the developer shall submit a detailed landscape plan for the written agreement of the Planning Authority indicating thereon planting that will soften and integrate both the existing building and subject proposal into the surrounding environment. This shall provide for a 2m deep planted strip between the boundary fence and the car park area.

REASON:

In the interests of the proper planning and development of the area and visual amenity of the area.

- 8 Prior to the commencement of development the developer shall submit full details of the proposed boundary treatment for the written agreement of the Planning Authority and work thereon shall be completed prior to the occupation of the proposed development.

REASON:

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

- 9 The proposed back lit high level signage shall be omitted from the development and shall not be replaced.

REASON:

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

- 10 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:

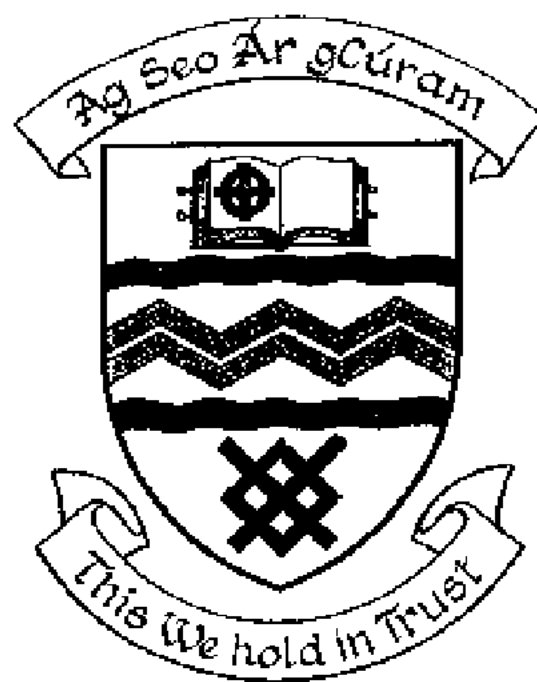
In the interest of the proper planning and development of the area.

- 11 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses including any operation associated with the activity which shall be carried out within the building.

REASON:

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

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REG REF. S99A/0508

12 The following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- Full and complete separation of foul and surface water systems;
- Prior to the commencement of works, the developer 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;
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- No building within 5m of a public sewer or sewer with potential to be taken in charge;
- No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
- All connections, swabbing, chlorination and tapping of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.

REASON:

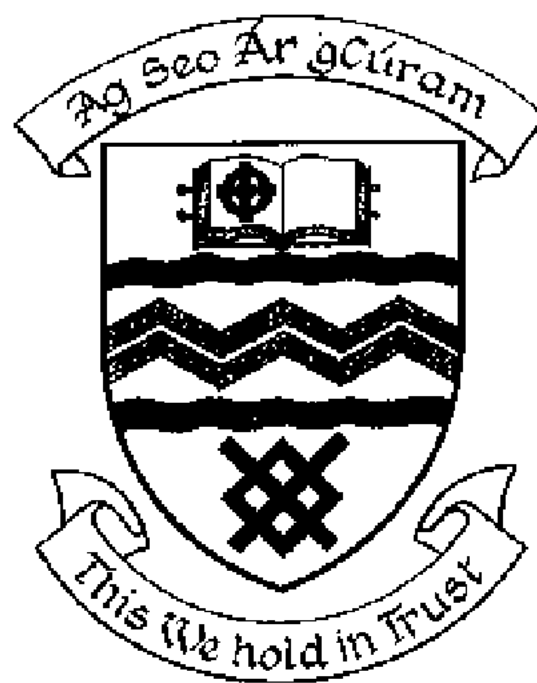
In the interest of the proper planning and development of the area.

13 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council.

REASON:

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

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REG. REF. S99A/0508

14 The following environmental standards shall be complied with in full:-

- (a) During the construction/renovation phase, the proposed development shall comply with British Standard 5228 Noise Control on construction and open sites Part 1 as well as the Code of Practice;
- (b) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances;
- (c) No heavy construction equipment/machinery (to include pneumatic drills, generators, etc.) shall be operated on or adjacent to the construction site before 08.00 hr. on weekdays and 09.00 hr. on Saturdays nor after 18.00 hr. on weekdays and 13.00 hr. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

To protect the amenities of the area.

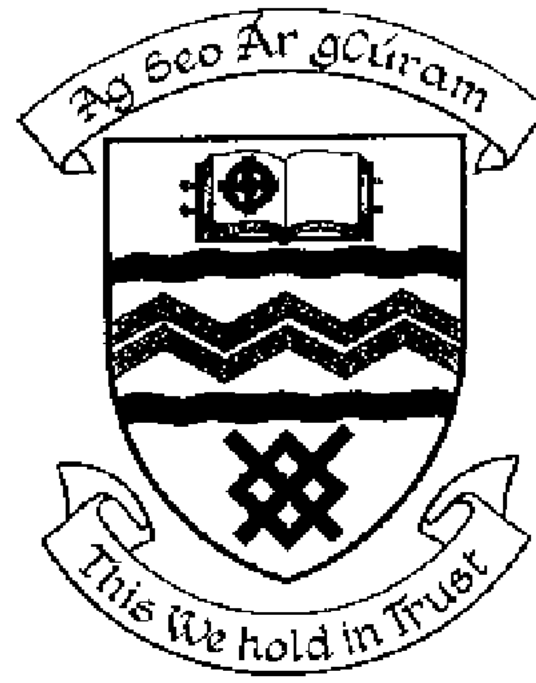
- 15 That a financial contribution in the sum of £13,458 (thirteen thousand four hundred and fifty eight pounds) EUR 17,088 (seventeen thousand and eighty eight euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

- 16 That a financial contribution in the sum of £35,007 (thirty five thousand and seven pounds) EUR 44,450 (forty four thousand four hundred and fifty 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

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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.

- 17 That a financial contribution in the sum of £2,027 (two
thousand and twenty seven pounds) EUR 2,573 (two thousand
five hundred and seventy three 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.

NOTE: Applicant is advised that in the event of
encroachment or oversailing of the adjoining
property, the consent of the adjoining property
owner is required.

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

Decision Order Number 2050	Date of Decision 21/09/1999 <i>AM</i>
Register Reference S99A/0508	Date 23/07/99

Applicant Gleeson Group,
App. Type Permission
Development Warehouse extension to side, second floor office extension
 to front and security railings and gates around perimeter.

Location 15 Cherry Orchard Industrial Estate, Dublin 10.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 05/10/1999

Yours faithfully

AM
..... 21/09/99
for SENIOR ADMINISTRATIVE OFFICER

W. Doran,
7 St. Mary's Road,
Ballsbridge,
Dublin 4.