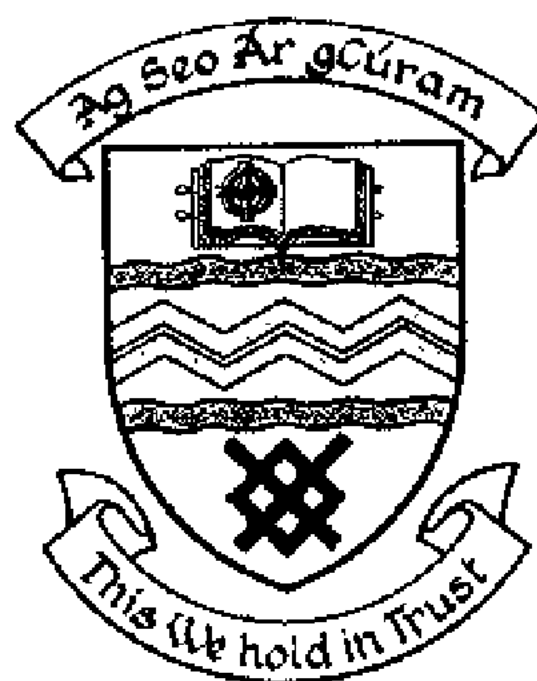


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0480	
1. Location	former International Screen Premises, Knockmitten Lane North, Western Industrial Estate, Dublin 12.		
2. Development	Alterations, extension and refurbishment of 2 No. existing industrial buildings. Incorporating the demolition of an unauthorised shed (of area 98 sq. m.) and tanks; the retention of an existing single storey industrial building (of area 358 sq. m.), and its extension by 358 sq.m.; the retention of unauthorised mezzanine office of area 133 sq.m., and their extension by 87 sq.m.; the recladding and roofing in insulated profile metal decking of all retained buildings; the renewal and extension of hard-standing areas to provide for the storage of building materials and parking for 58 No. vehicles; the construction of a new 3.6 m. high wall and replacement palisade fencing on boundaries all on a site of 0.64 ha.		
3. Date of Application	16/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/1999 2.	1. 12/11/1999 2.
4. Submitted by	Name: McHugh O'Colfaigh, M/MRIA, Address: 16 Herbert Place, Dublin 2.		
5. Applicant	Name: D. De Faoite, Address: Unit 21B, Greenhills Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 0023 Date 10/01/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 327 Date 17/02/2000	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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McHugh O'Colfaigh, M/MRIA,
16 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 327	Date of Final Grant 17/02/2000
Decision Order Number 0023	Date of Decision 10/01/2000
Register Reference S99A/0480	Date 12/11/99

Applicant D. De Faoite,

Development Alterations, extension and refurbishment of 2 No. existing industrial buildings. Incorporating the demolition of an unauthorised shed (of area 98 sq. m.) and tanks; the retention of an existing single storey industrial building (of area 358 sq. m.), and its extension by 358 sq.m.; the retention of unauthorised mezzanine office of area 133 sq.m., and their extension by 87 sq.m.; the recladding and roofing in insulated profile metal decking of all retained buildings; the renewal and extension of hard-standing areas to provide for the storage of building materials and parking for 58 No. vehicles; the construction of a new 3.6 m. high wall and replacement palisade fencing on boundaries all on a site of 0.64 ha.

Location former International Screen Premises, Knockmitten Lane
North, Western Industrial Estate, Dublin 12.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

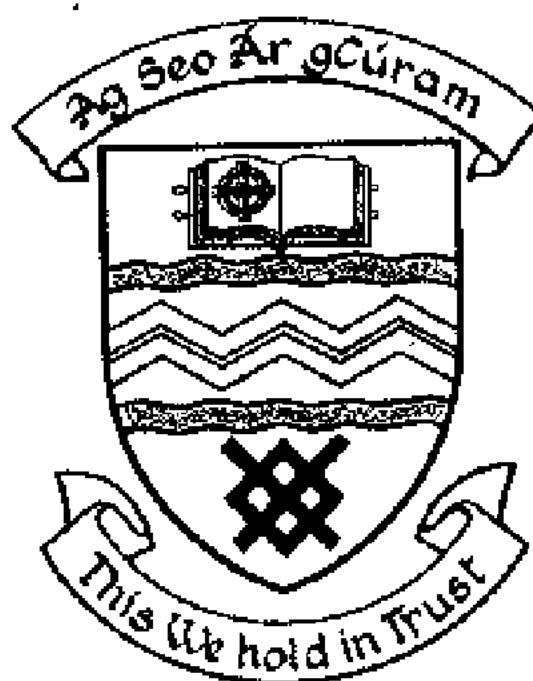
Additional Information Requested/Received 14/09/1999 /12/11/1999

A Permission has been granted for the development described above,

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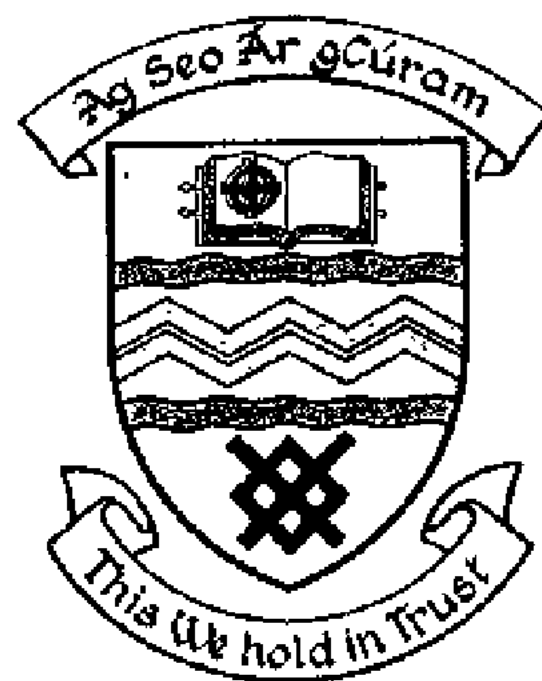


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subject to the following (22) Conditions.

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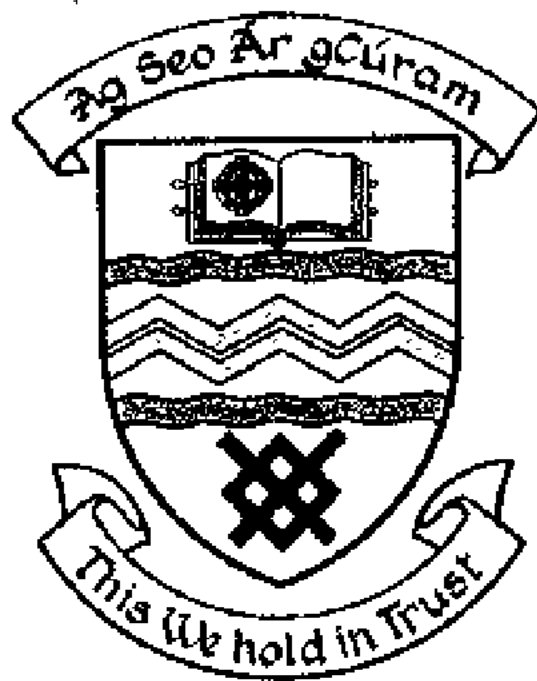
Additional Information Requested/Received 14/09/1999 /12/11/1999

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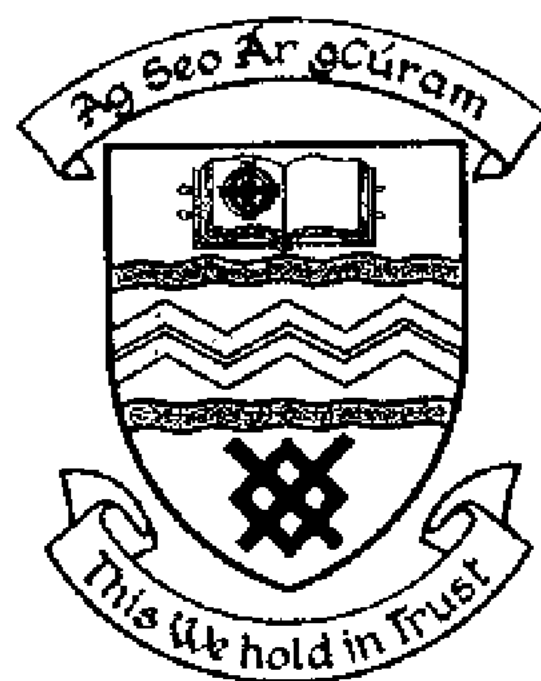
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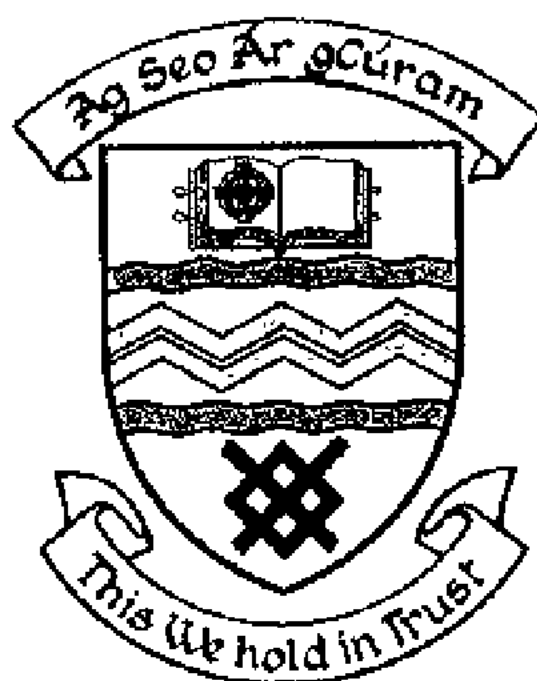
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Conditions and Reasons

- 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 12/11/99 , 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 storage of building materials shall be confined to the location indicated on drawing No. 472/PP/01A adjoining the eastern site boundary and the remaining open concrete hard standing areas on the site shall not be used for the temporary/permanent storage of goods or materials and shall be retained for loading, parking and vehicular movements, only.
 REASON:
 In the interests of visual amenity.
- 3 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.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways through adequate landscaping, screening of open areas and treatment of all site boundaries. In this regard the developer shall extend the proposed landscaping, as indicated on drawing 472/PP/01A submitted on 12 Nov. 1999 as additional information, to incorporate the north eastern boundary where no landscaping proposals are indicated.
 REASON:
 In the interest of visual amenity.
- 5 The proposed 3600mm high brick wall along the Nangor Road boundary shall be replaced with a low plinth wall mounted by railings, to an overall height of 2.4 metres. Full details including the materials, and paint finish of the railings shall be submitted for the written agreement of the planning authority prior to the commencement of development.
 REASON:
 In the interest of visual amenity.

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- 6 The proposed 3600mm planted boundary margin along the Nangor Road boundary shall be located inside the boundary of the low plinth wall and railing and shall conform with the details submitted on drawing 472/PP/01A by the applicant. All landscaping proposals along the inside boundary of the low plinth walls and railings shall be completed within nine months of the final grant of planning permission for this development.

REASON:

In the interest of visual amenity.

- 7 Individual buildings within the proposed development shall exhibit a high quality of modern architectural design and finish. A uniform design for roof profiles and building lines shall be adopted and shall conform with the design and finishes indicated on drawings 472/PP/04, 472/PP/03, 472/SU/03 and 472/SU/04 lodged with the initial application on 16 July 1999.

REASON:

In the interest of visual amenity.

- 8 The developer shall set back the front wall boundary facing Knockmitten Lane North to provide for an 11m road reservation as requested by South Dublin County Council Roads Department and as indicated on Drawing 472/PP/01 submitted on 12 November 1999 as additional information.

REASON:

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

- 9 The applicant shall ensure that the proposed use of the premises shall not cause nuisance by smells and/or fumes exiting onto surrounding roads or neighbouring sites and that no industrial effluent be permitted without prior approval from the Planning Authority.

REASON:

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

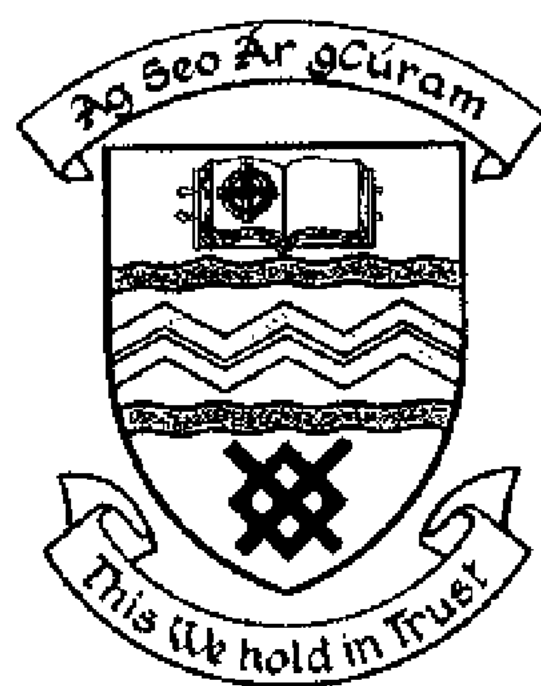
- 10 That no advertising sign or structure be erected except those which are exempted development, without the grant of a specific planning permission by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

- 11 During demolition works on site, all necessary steps, to contain dust arising from the demolition, shall be taken so as to prevent a nuisance being carried to occupiers of other

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buildings in the locality. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase, the proposed development shall comply with BS 6187 Code of Practice for demolition.

REASON:

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

- 12 The applicant shall ensure the full and complete separation of foul and surface water systems.

REASON:

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

- 13 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 the proper planning and development of the area.

- 14 The applicant shall proceed to connect the surface water drainage to a 750/900mm diameter surface water sewer approximately 20m to the west of the applicants site as indicated on drawing 472/PP/01B received as unsolicited information on 18 Nov 1999 to the satisfaction of the Environmental Services Department. Should this option not be possible, applicant will be required to connect to the 450mm surface water sewer, approximately 30m further east than the original surface water drainage option as indicated on drawing 472/PP/01A received on 12 Nov. 1999.

REASON:

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

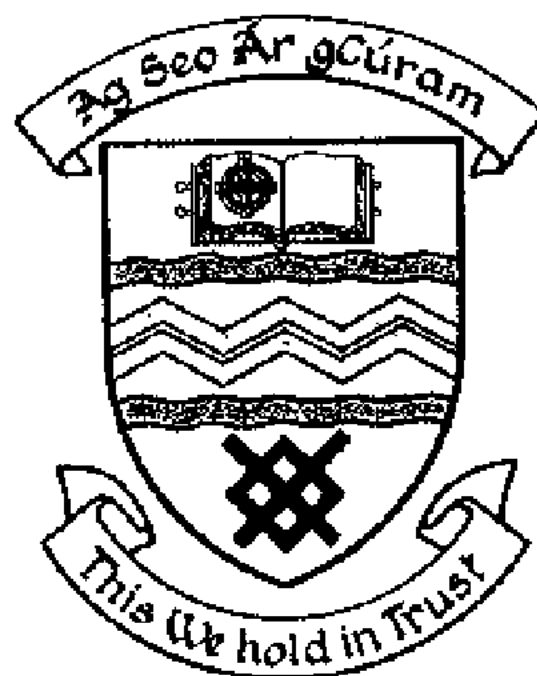
- 15 All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicants prior expense.

REASON:

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

- 16 Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath

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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 watermain. Layout shall be in accordance with Part B of the 1997 Building Regulations.

REASON:

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

- 17 24 hour storage shall be provided.

REASON:

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

- 18 That the existing billboard signs attached to the rear and side elevations of building 'A', shall be removed in their entirety prior to the commencement of the proposed development.

REASON:

In the interest of visual amenity.

- 19 That a financial contribution in the sum of £3,560 (three thousand five hundred and sixty pounds) EUR 4,520 (four thousand five 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.

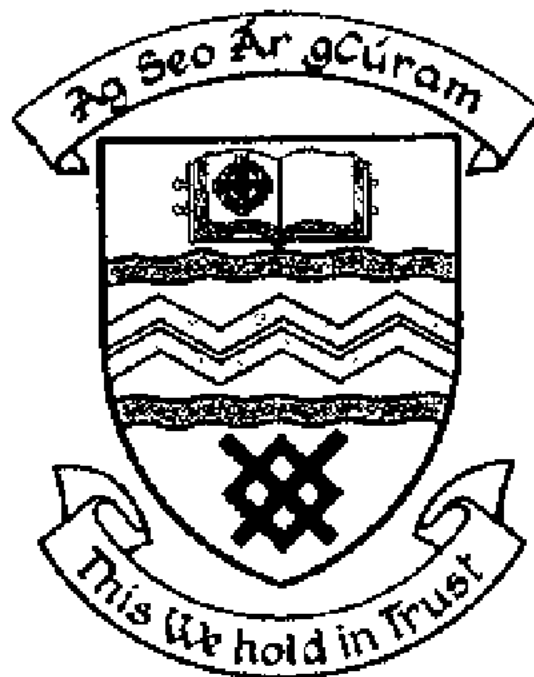
- 20 That a financial contribution in the sum of £3,966 (three thousand nine hundred and sixty six pounds) EUR 5035 (five thousand and thirty five euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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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- 21 That a financial contribution in the sum of £9,261 (nine thousand two hundred and sixty one pounds) EUR 11,759 (eleven thousand seven hundred and fifty nine 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.

- 22 That a financial contribution in the sum of money equivalent to the value of £10,317 (ten thousand three hundred and seventeen pounds) EUR 13,098 (thirteen thousand and ninety eight euros) 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 on receipt of final grant of permission.

REASON:

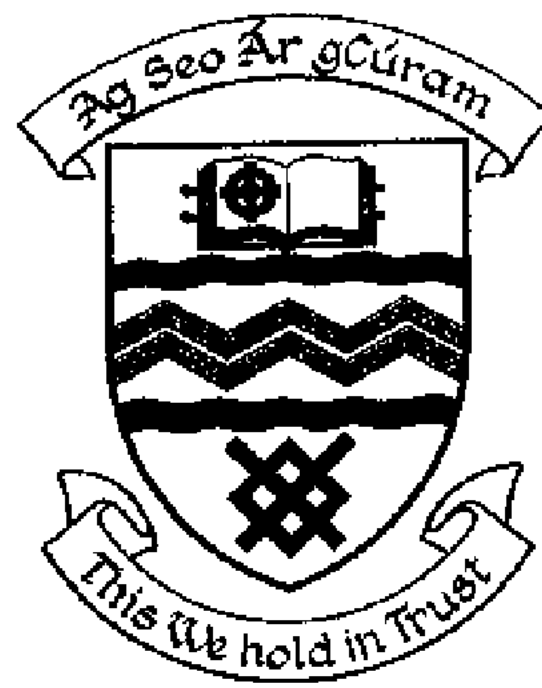
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

[Signature]
.....18/02/00
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 0023	Date of Decision 10/01/2000
Register Reference S99A/0480	Date: 16/07/99

Applicant D. De Faoite,

Development Alterations, extension and refurbishment of 2 No. existing industrial buildings. Incorporating the demolition of an unauthorised shed (of area 98 sq. m.) and tanks; the retention of an existing single storey industrial building (of area 358 sq. m.), and its extension by 358 sq.m.; the retention of unauthorised mezzanine office of area 133 sq.m., and their extension by 87 sq.m.; the recladding and roofing in insulated profile metal decking of all retained buildings; the renewal and extension of hard-standing areas to provide for the storage of building materials and parking for 58 No. vehicles; the construction of a new 3.6 m. high wall and replacement palisade fencing on boundaries all on a site of 0.64 ha.

Location former International Screen Premises, Knockmitten Lane
North, Western Industrial Estate, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

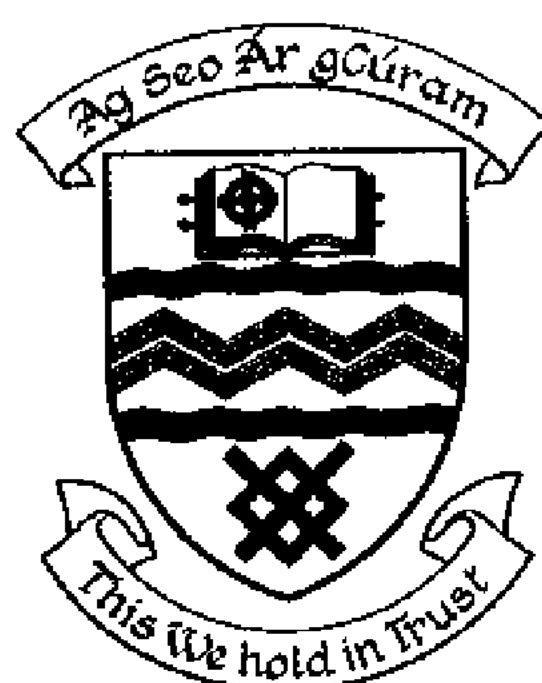
Additional Information Requested/Received 14/09/1999 /12/11/1999

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.

McHugh O'Colfaigh, M/MRIA,
16 Herbert Place,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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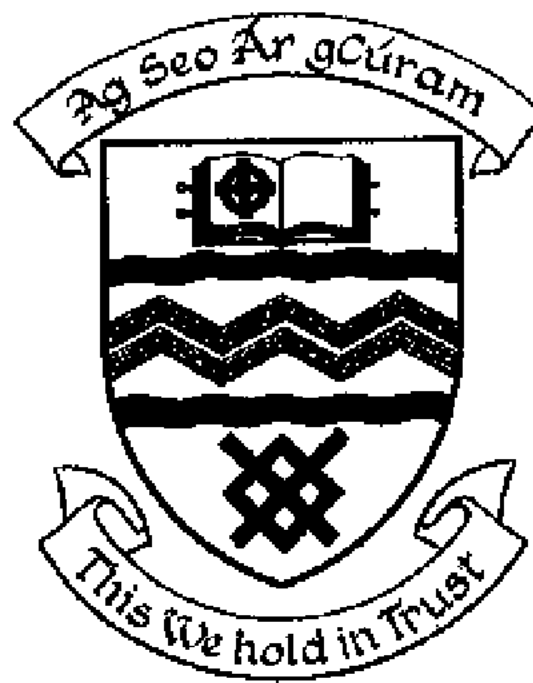
Subject to the conditions (22) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 10/01/00
for SENIOR ADMINISTRATIVE OFFICER

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 12/11/99 , 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 storage of building materials shall be confined to the location indicated on drawing No. 472/PP/01A adjoining the eastern site boundary and the remaining open concrete hard standing areas on the site shall not be used for the temporary/permanent storage of goods or materials and shall be retained for loading, parking and vehicular movements, only.
REASON:
In the interests of visual amenity.
- 3 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

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display or other uses.

REASON:

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- 4 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways through adequate landscaping, screening of open areas and treatment of all site boundaries. In this regard the developer shall extend the proposed landscaping, as indicated on drawing 472/PP/01A submitted on 12 Nov. 1999 as additional information, to incorporate the north eastern boundary where no landscaping proposals are indicated.

REASON:

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- 5 The proposed 3600mm high brick wall along the Nangor Road boundary shall be replaced with a low plinth wall mounted by railings, to an overall height of 2.4 metres. Full details including the materials, and paint finish of the railings shall be submitted for the written agreement of the planning authority prior to the commencement of development.

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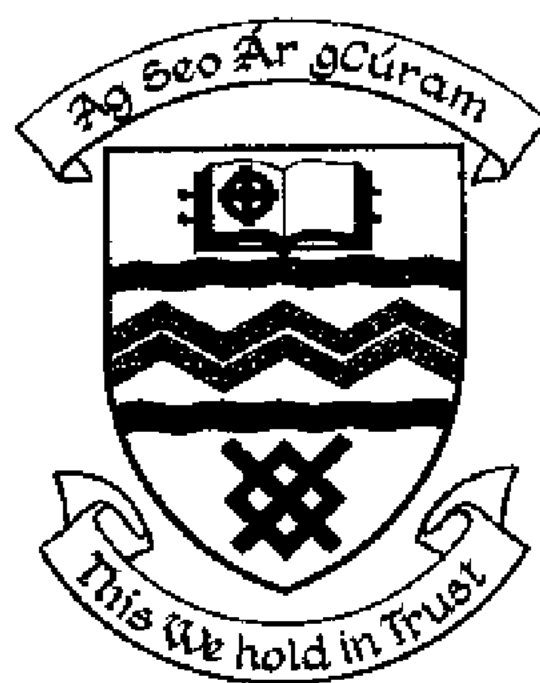
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REASON:

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- 8 The developer shall set back the front wall boundary facing Knockmitten Lane North to provide for an 11m road reservation as requested by South Dublin County Council Roads Department and as indicated on Drawing 472/PP/01 submitted on 12 November 1999 as additional information.

REASON:

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- 9 The applicant shall ensure that the proposed use of the premises shall not cause nuisance by smells and/or fumes exiting onto surrounding roads or neighbouring sites and that no industrial effluent be permitted without prior approval from the Planning Authority.

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- 10 That no advertising sign or structure be erected except those which are exempted development, without the grant of a specific planning permission by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

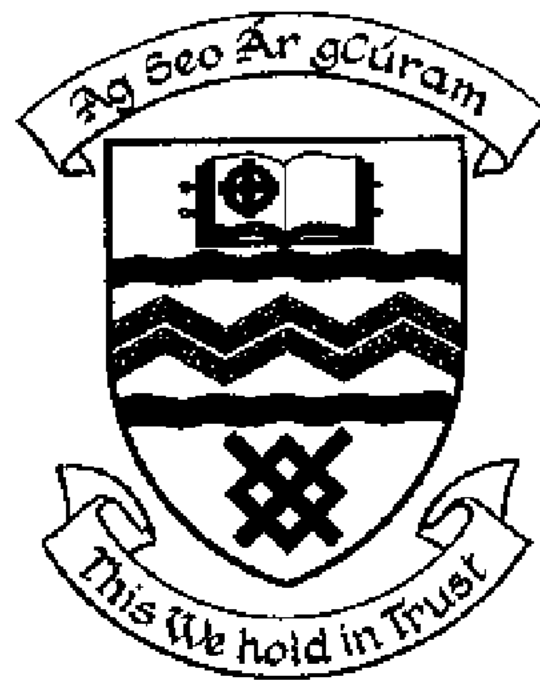
In the interest of visual amenity.

- 11 During demolition works on site, all necessary steps, to contain dust arising from the demolition, shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase, the proposed development shall comply with BS 6187 Code of Practice for demolition.

REASON:

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

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- 12 The applicant shall ensure the full and complete separation of foul and surface water systems.

REASON:

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

- 13 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 the proper planning and development of the area.

- 14 The applicant shall proceed to connect the surface water drainage to a 750/900mm diameter surface water sewer approximately 20m to the west of the applicants site as indicated on drawing 472/PP/01B received as unsolicited information on 18 Nov 1999 to the satisfaction of the Environmental Services Department. Should this option not be possible, applicant will be required to connect to the 450mm surface water sewer, approximately 30m further east than the original surface water drainage option as indicated on drawing 472/PP/01A received on 12 Nov. 1999.

REASON:

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

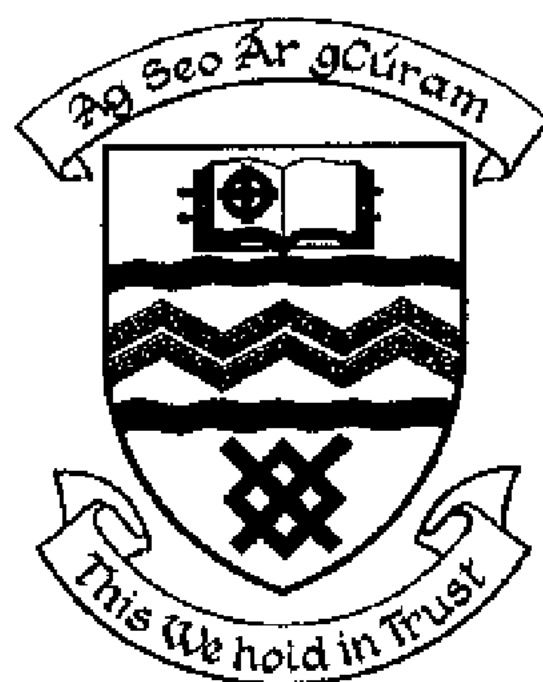
- 15 All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicants prior expense.

REASON:

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

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

Telephone: 01-414 9000
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REG REF. S99A/0480

REASON:

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

- 17 24 hour storage shall be provided.

REASON:

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

- 18 That the existing billboard signs attached to the rear and side elevations of building 'A', shall be removed in their entirety prior to the commencement of the proposed development.

REASON:

In the interest of visual amenity.

- 19 That a financial contribution in the sum of £3,560 (three thousand five hundred and sixty pounds) EUR 4,520 (four thousand five 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.

- 20 That a financial contribution in the sum of £3,966 (three thousand nine hundred and sixty six pounds) EUR 5035 (five thousand and thirty five 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 on receipt of final grant of permission.

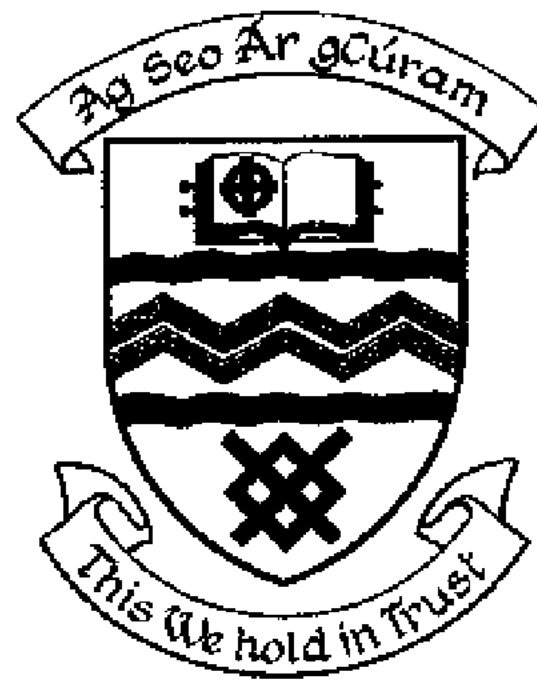
REASON:

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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- 21 That a financial contribution in the sum of £9,261 (nine thousand two hundred and sixty one pounds) EUR 11,759 (eleven thousand seven hundred and fifty nine 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:

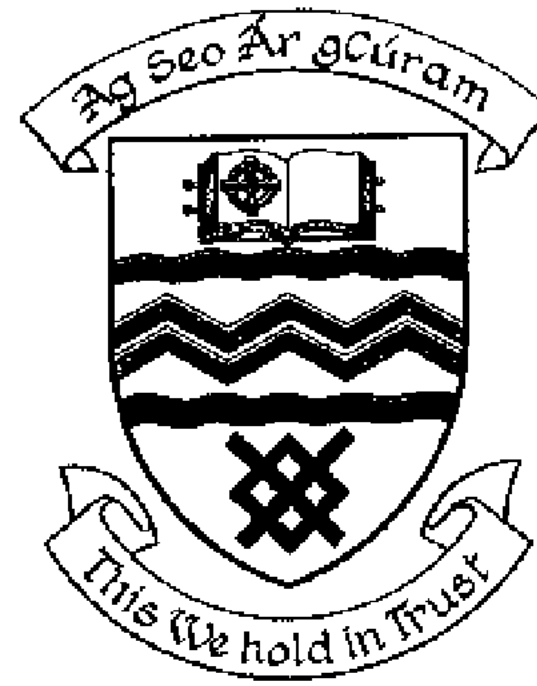
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 22 That a financial contribution in the sum of money equivalent to the value of £10,317 (ten thousand three hundred and seventeen pounds) EUR 13,098 (thirteen thousand and ninety eight euros) 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 on receipt of final grant of permission.

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.

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

Decision Order Number 1996	Date of Decision 14/09/1999
Register Reference S99A/0480	Date: 16/07/99

**Applicant
Development**

D. De Faoite,
Alterations, extension and refurbishment of 2 No. existing industrial buildings. Incorporating the demolition of an unauthorised shed (of area 98 sq. m.) and tanks; the retention of an existing single storey industrial building (of area 358 sq. m.), and its extension by 358 sq.m.; the retention of unauthorised mezzanine office of area 133 sq.m., and their extension by 87 sq.m.; the recladding and roofing in insulated profile metal decking of all retained buildings; the renewal and extension of hard-standing areas to provide for the storage of building materials and parking for 58 No. vehicles; the construction of a new 3.6 m. high wall and replacement palisade fencing on boundaries all on a site of 0.64 ha.

Location

former International Screen Premises, Knockmitten Lane
North, Western Industrial Estate, Dublin 12.

App. Type

Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/07/99 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:

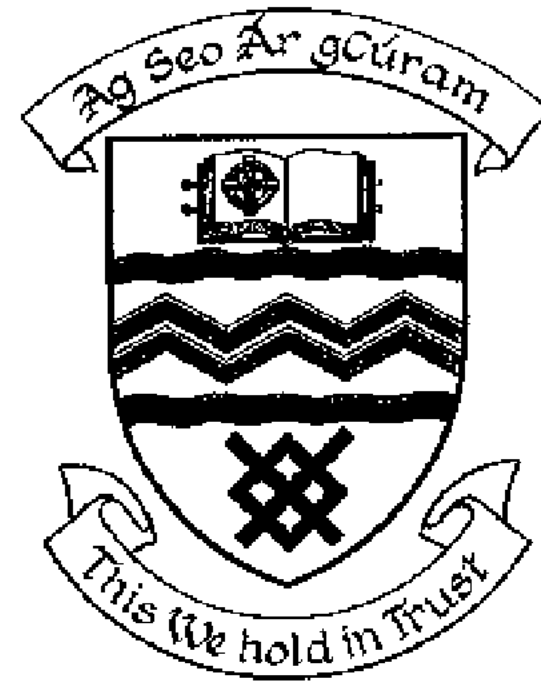
- 1 Applicant to submit full details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 2 Applicant proposes to demolish a 28 metres cubed. tank and an oil tank. Details of contents, if any, and method of disposal should be sought. Applicant should contact John

McHugh O'Colfaigh, M/MRIA,
16 Herbert Place,
Dublin 2.

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Kearney, Senior Executive Engineer, Environmental Services
Department, to discuss disposal options.

- 3 Applicant to submit 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.
- 4 There is a road reservation line affecting the south side of the site which is not shown on the submitted site layout drawing. Applicant is requested to submit an amended site layout plan indicating the front boundary of the site set back to the reservation line.
- 5 Applicant to submit details of proposed front boundary treatment, details to include a low plinth wall and railings, not of the palisade type.
- 6 Applicant to submit a landscape plan for the subject site.
- 7 Applicant to submit details of exact location of external storage area in order that carparking spaces are not affected and detail area within the site suitable for turning of vehicles.
Details for screening of the storage area also to be submitted.
- 8 Applicant to confirm that existing billboard signs on rear and side elevation of building 'A' to be removed.

Signed on behalf of South Dublin County Council

MM
.....
for Senior Administrative Officer

14/09/99