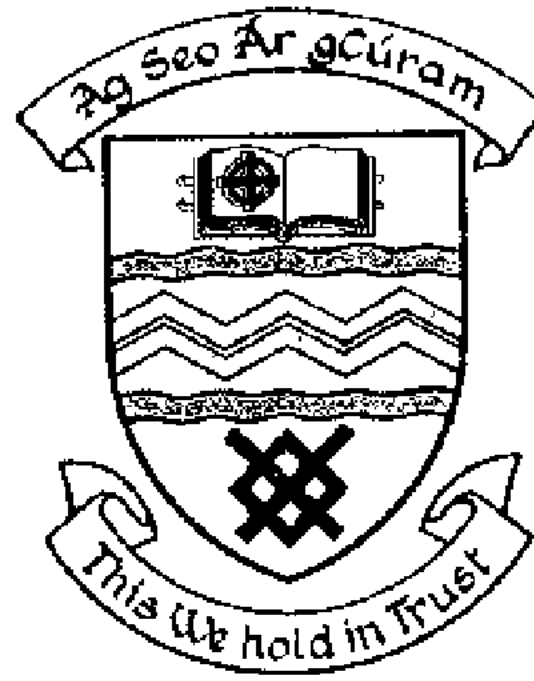


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0414
1. Location	Site at Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.	
2. Development	Distribution facility comprising of a 7376 sq.m warehouse with ancillary offices, sub-station, plant rooms, an 11,876 sq.m high bay warehouse both with marshalling yards, sunken docks and canopies, a 4584 sq.m three storey office block, all complete with carparking, 3 no. vehicular access points, fencing, landscaping and other associated works to be built in two phases. Phase 1 comprising 7376 sq.m. warehouse and 3106 sq.m. of offices and Phase 2 comprising 11,876 sq.m high bay warehouse and 1478 sq.m. of offices.	
3. Date of Application	23/06/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 19/08/1999 1. 03/09/1999 2. 2.
4. Submitted by	Name: Henry J. Lyons and Partners, Address: 47-48 Pearse Street, Dublin 2.	
5. Applicant	Name: United Drug Plc., Address: Belgard Road, Dublin 24.	
6. Decision	O.C.M. No. 2394 Date 02/11/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2796 Date 16/12/1999	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



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Henry J. Lyons and Partners,
 47-48 Pearse Street,
 Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2796	Date of Final Grant 16/12/1999
Decision Order Number 2394	Date of Decision 02/11/1999
Register Reference S99A/0414	Date 03/09/99

Applicant United Drug Plc.,

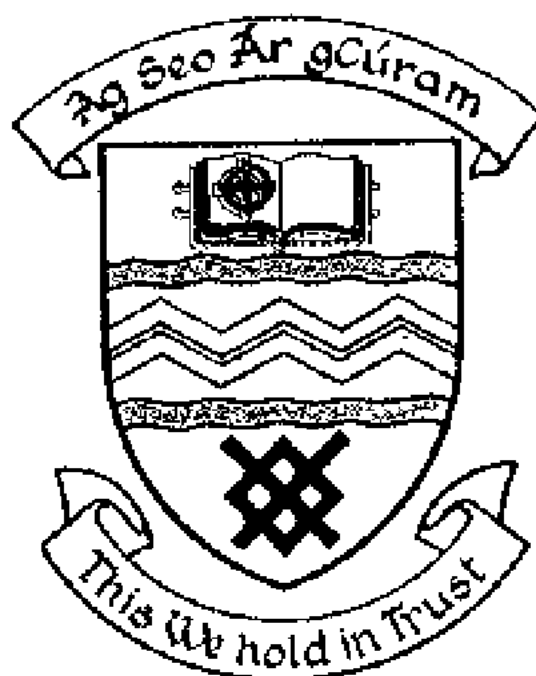
Development Distribution facility comprising of a 7376 sq.m warehouse with ancillary offices, sub-station, plant rooms, an 11,876 sq.m high bay warehouse both with marshalling yards, sunken docks and canopies, a 4584 sq.m three storey office block, all complete with carparking, 3 no. vehicular access points, fencing, landscaping and other associated works to be built in two phases. Phase 1 comprising 7376 sq.m. warehouse and 3106 sq.m. of offices and Phase 2 comprising 11,876 sq.m high bay warehouse and 1478 sq.m. of offices.

Location Site at Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

Floor Area 238360.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 19/08/1999 /03/09/1999

A Permission has been granted for the development described above,
 subject to the following (13) 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 and as amended by Additional Information received by the Planning Authority on 03/09/99, 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 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.

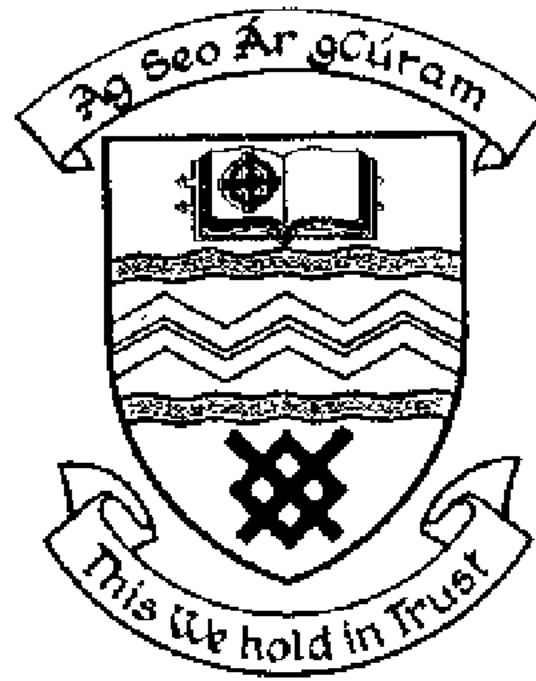
Foul Drainage:

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) 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;
- (c) No building shall be located within 5m of a public sewer or sewer with potential to be taken in charge;
- (d) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
- (e) The applicant is proposing to connect into a foul sewer system not yet taken in charge. The applicant shall obtain permission from the owners of the foul sewer system prior to connection;
- (f) The maintenance and operation of the proposed foul pumping station shall be responsibility of the applicant.

Surface Water Drainage:

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) All pipes to 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;
- (c) No building shall be constructed within 5m a of

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- public sewer or sewer with potential to be taken in charge;
- (d) The applicant shall enter into a maintenance agreement with a suitable contractor for the proposed attenuation tank. The applicant shall ensure that the outflow from the attenuation tank is restricted to 79 litres per second;
 - (e) All existing ditches or streams shall be pipes with suitably sized spigot and socket pipe laid open jointed with granular bed and surround. The applicant shall submit details to the Environmental Services Department of South Dublin County Council;
 - (f) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer;
 - (g) The applicant is proposing to connect into a surface water system not yet taken in charge. The applicant shall obtain permission from the owners of the surface water system prior to connection;
 - (h) The maintenance and operation of the proposed surface water pumping station shall be the responsibility of the applicant.

Water Supply:

- (a) Prior to the commencement of works the applicant shall submit for the approval of the Area Engineer at Deansrath Depot (01) 4570784 a watermain layout drawing. The drawing to indicate proposed watermain sizes, valve meter and hydrant layout and proposed point of connection to existing watermains. The layout shall comply with Building Regulations;
- (b) The connection and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense;
- (c) The applicant is proposing to connect into a watermain not yet taken in charge. The applicant shall obtain permission from the owners of this watermain prior to connection.
- (d) The applicant shall provide facilities for the 24 hour storage of water.

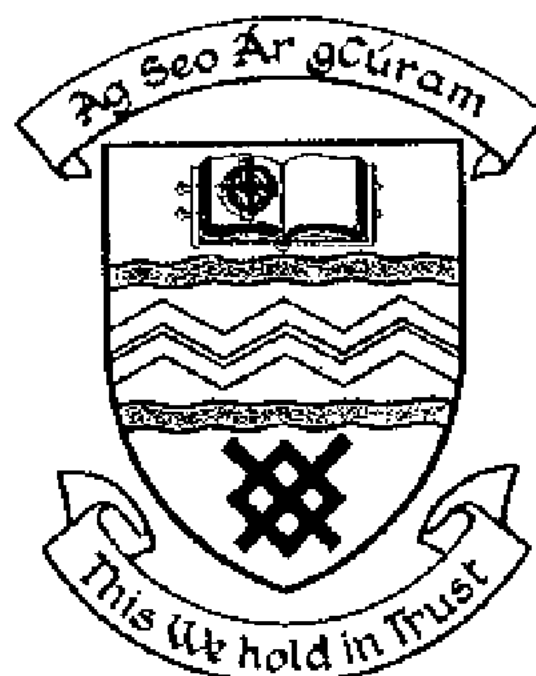
REASON:

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

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REASON:

In the interest of health.

- 4 That off-street car parking facilities and parking for trucks be provided as indicated on the submitted plans.

REASON:

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

- 5 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.

- 6 That full 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 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.

- 8 The height of the proposed buildings shall not exceed 15 metres above existing ground level. Details showing compliance with same shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

In the interest of public safety and in order to comply with the requirements of the Department of Defence.

- 9 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works being carried out.

REASON:

To protect the amenities of the area.

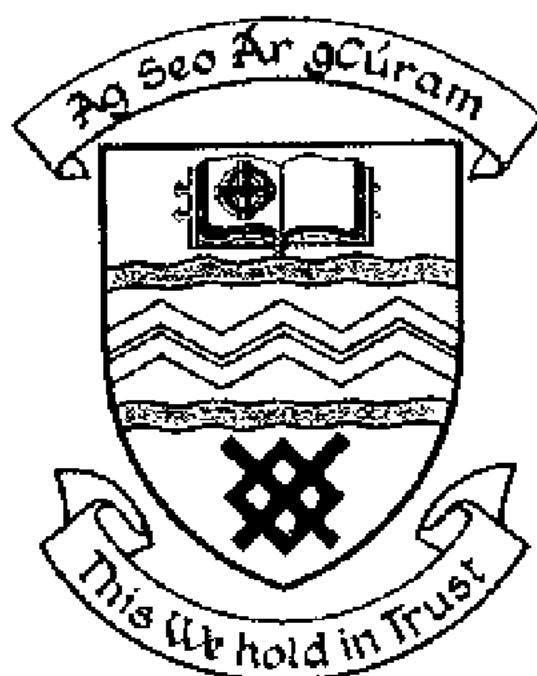
- 10 This permission is valid for a 5 year period only from the date of final grant of permission.

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REASON:

In order to clarify the permission.

- 11 That a financial contribution in the sum of £192,433 (one hundred and ninety two thousand four hundred and thirty three pounds) EUR 244,339 (two hundred and forty four thousand three hundred and thirty nine 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.

- 12 That a financial contribution in the sum of £500,556 (five hundred thousand five hundred and fifty six pounds) EUR 635,575 (six hundred and thirty five thousand five hundred and seventy five 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.

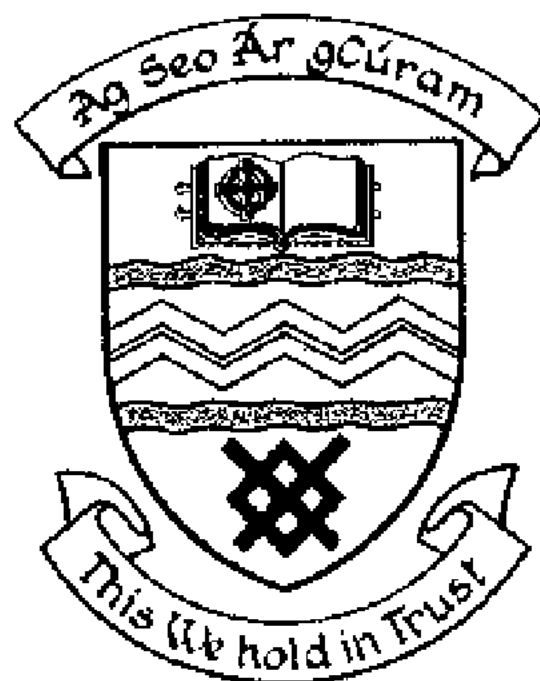
- 13 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £380,000 (three hundred and eighty thousand pounds) EUR 479,326 (four hundred and seventy nine thousand three hundred and twenty six euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of

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£230,000 (two hundred and thirty thousand pounds)
EUR 292,040 (two hundred and ninety two thousand and
forty euros) to be applied by the Council at its
absolute discretion if such services are not duly
provided to its satisfaction on the provision and
completion of such services to standard
specifications.

Or./...

- c. Lodgement with the Planning Authority of a letter of
guarantee issued by the Construction Industry
Federation in respect of the proposed development,
in accordance with the guarantee scheme agreed with
Planning Authority.

REASON:

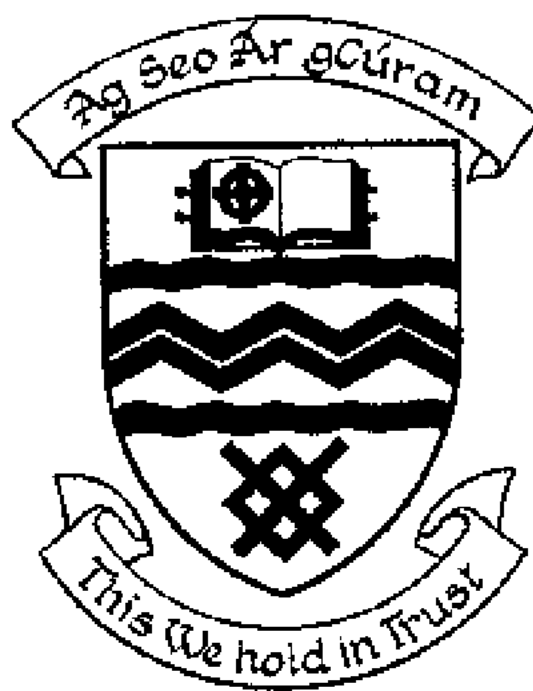
To ensure that a ready sanction may be available to the
Council to induce the provision of services and prevent
disamenity in the development.

- (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.


.....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 2394	Date of Decision 02/11/1999
Register Reference S99A/0414	Date: 23/06/99

Applicant United Drug Plc.,

Development Distribution facility comprising of a 7376 sq.m warehouse with ancillary offices, sub-station, plant rooms, an 11,876 sq.m high bay warehouse both with marshalling yards, sunken docks and canopies, a 4584 sq.m three storey office block, all complete with carparking, 3 no. vehicular access points, fencing, landscaping and other associated works to be built in two phases. Phase 1 comprising 7376 sq.m. warehouse and 3106 sq.m. of offices and Phase 2 comprising 11,876 sq.m high bay warehouse and 1478 sq.m. of offices.

Location Site at Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/08/1999 /03/09/1999

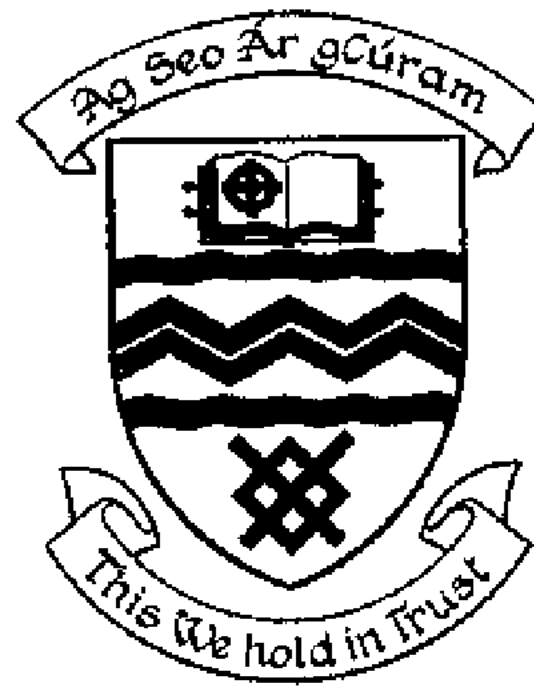
Clarification of Additional Information Requested/Received /

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.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Henry J. Lyons and Partners,
47-48 Pearse Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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..... 02/11/99
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 and as amended by Additional Information received by the Planning Authority on 03/09/99, 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 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.

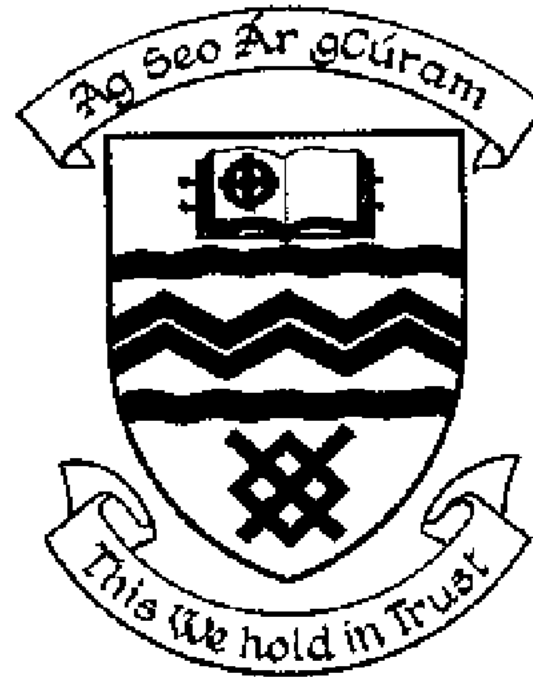
Foul Drainage:

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) 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;
- (c) No building shall be located within 5m of a public sewer or sewer with potential to be taken in charge;
- (d) All waste water from commercial, business or

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- institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
- (e) The applicant is proposing to connect into a foul sewer system not yet taken in charge. The applicant shall obtain permission from the owners of the foul sewer system prior to connection;
 - (f) The maintenance and operation of the proposed foul pumping station shall be responsibility of the applicant.

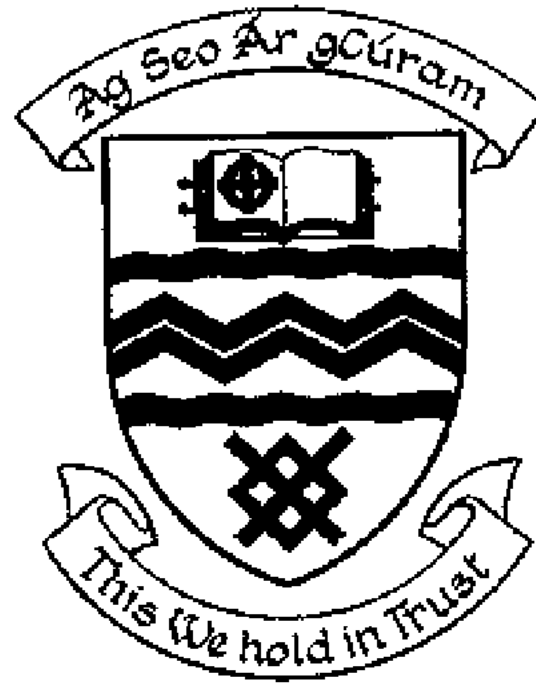
Surface Water Drainage:

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) All pipes to 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;
- (c) No building shall be constructed within 5m of a public sewer or sewer with potential to be taken in charge;
- (d) The applicant shall enter into a maintenance agreement with a suitable contractor for the proposed attenuation tank. The applicant shall ensure that the outflow from the attenuation tank is restricted to 79 litres per second;
- (e) All existing ditches or streams shall be pipes with suitably sized spigot and socket pipe laid open jointed with granular bed and surround. The applicant shall submit details to the Environmental Services Department of South Dublin County Council;
- (f) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer;
- (g) The applicant is proposing to connect into a surface water system not yet taken in charge. The applicant shall obtain permission from the owners of the surface water system prior to connection;
- (h) The maintenance and operation of the proposed

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surface water pumping station shall be the
responsibility of the applicant.

Water Supply:

- (a) Prior to the commencement of works the applicant shall submit for the approval of the Area Engineer at Deansrath Depot (01) 4570784 a watermain layout drawing. The drawing to indicate proposed watermain sizes, valve meter and hydrant layout and proposed point of connection to existing watermains. The layout shall comply with Building Regulations;
- (b) The connection and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense;
- (c) The applicant is proposing to connect into a watermain not yet taken in charge. The applicant shall obtain permission from the owners of this watermain prior to connection.
- (d) The applicant shall provide facilities for the 24 hour storage of water.

REASON:

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

- 3 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 4 That off-street car parking facilities and parking for trucks be provided as indicated on the submitted plans.

REASON:

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

- 5 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.

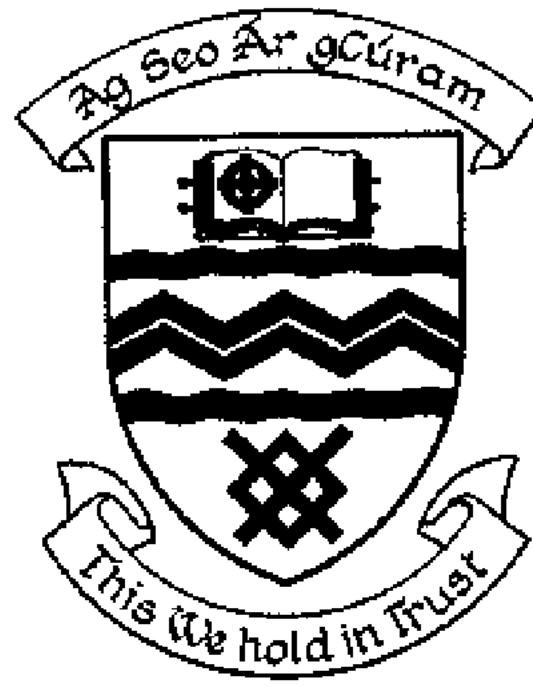
REASON:

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

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- 6 That full 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 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.

- 8 The height of the proposed buildings shall not exceed 15 metres above existing ground level. Details showing compliance with same shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

In the interest of public safety and in order to comply with the requirements of the Department of Defence.

- 9 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works being carried out.

REASON:

To protect the amenities of the area.

- 10 This permission is valid for a 5 year period only from the date of final grant of permission.

REASON:

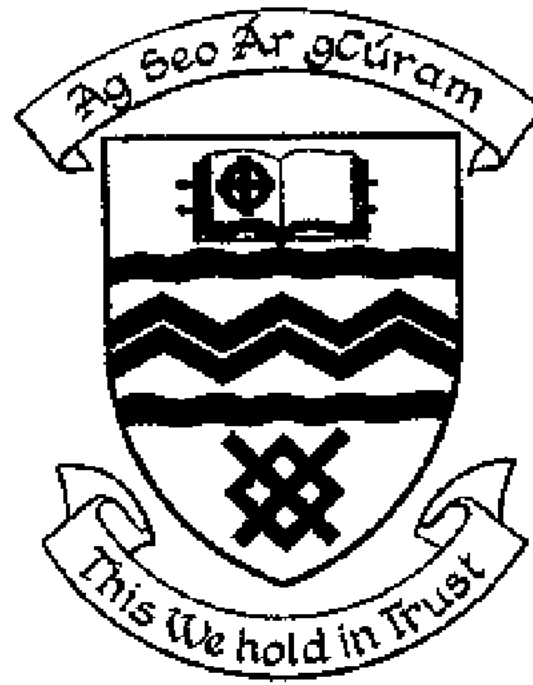
In order to clarify the permission.

- 11 That a financial contribution in the sum of £192,433 (one hundred and ninety two thousand four hundred and thirty three pounds) EUR 244,339 (two hundred and forty four thousand three hundred and thirty nine 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.

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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.

- 12 That a financial contribution in the sum of £500,556 (five hundred thousand five hundred and fifty six pounds) EUR 635,575 (six hundred and thirty five thousand five hundred and seventy five 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.

- 13 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £380,000 (three hundred and eighty thousand pounds) EUR 479,326 (four hundred and seventy nine thousand three hundred and twenty six euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

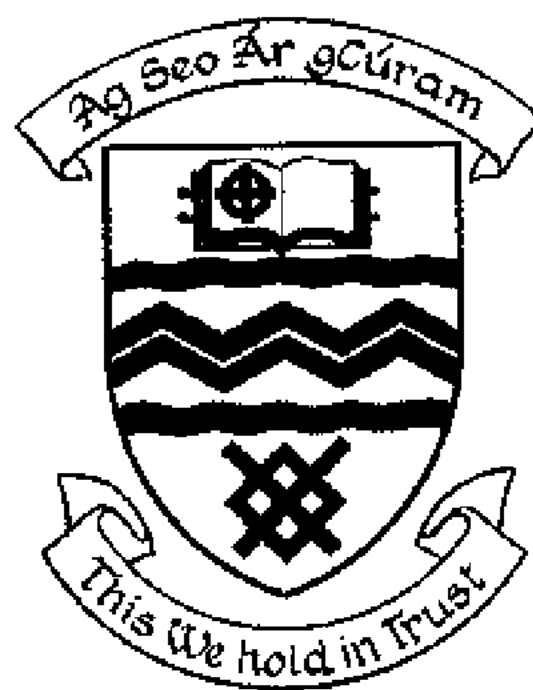
Or./...

b. Lodgement with the Council of a Cash Sum of £230,000 (two hundred and thirty thousand pounds) EUR 292,040 (two hundred and ninety two thousand and forty euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard

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specifications.

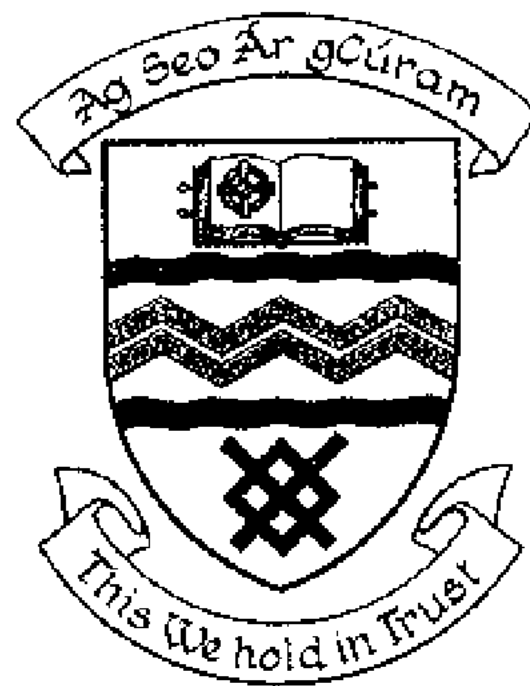
Or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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

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



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

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

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1791	Date of Decision 19/08/1999
Register Reference S99A/0414	Date: 23/06/99

Applicant United Drug Plc.,
Development Distribution facility comprising of a 7376 sq.m warehouse with ancillary offices, sub-station, plant rooms, an 11,876 sq.m high bay warehouse both with marshalling yards, sunken docks and canopies, a 4584 sq.m three storey office block, all complete with carparking, 3 no. vehicular access points, fencing, landscaping and other associated works to be built in two phases. Phase 1 comprising 7376 sq.m. warehouse and 3106 sq.m. of offices and Phase 2 comprising 11,876 sq.m high bay warehouse and 1478 sq.m. of offices.

Location Site at Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/06/99 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:

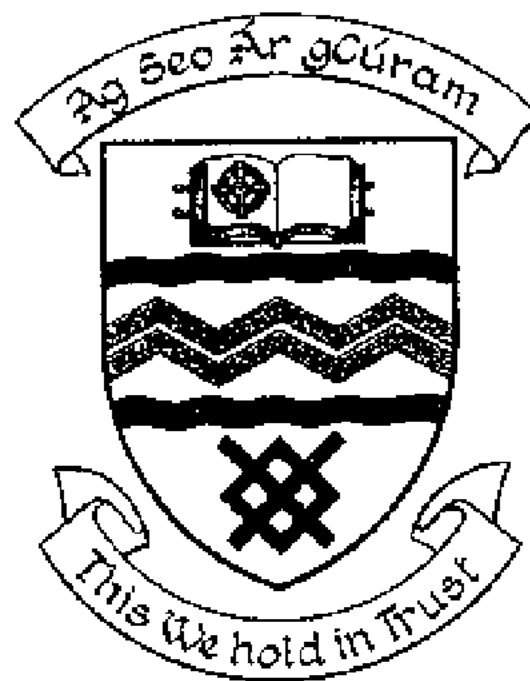
- 1 In view of the 15 ha. threshold limit for industrial estate developments requiring an Environmental Impact Statement as set out in the EC (Environmental Impact Assessment) (Amendment) Regulations 1999, the Planning Authority is of the opinion that an E.I.S. should be submitted for the entire area zoned for industrial use (of which this site forms a part) and the applicant is requested to submit such an E.I.S. The applicant should note that planning permission Ref. 92A/2002 in which a master plan for the area was approved by the grant of planning permission has expired.

Henry J. Lyons and Partners,
104 Lower Baggot Street,
Dublin 2.

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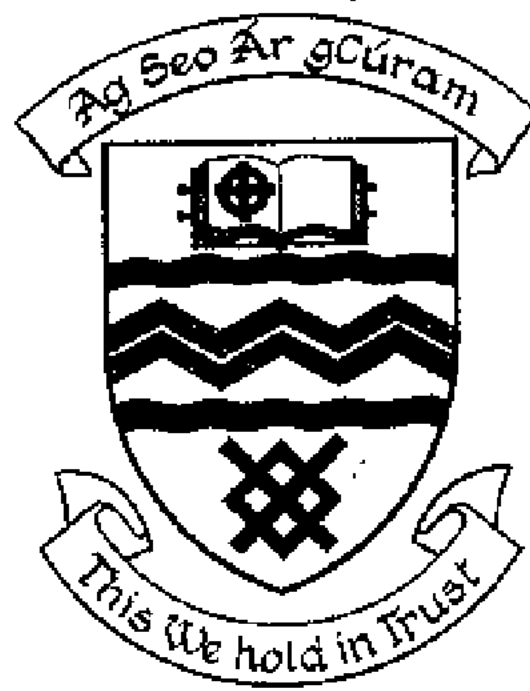
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REG REF. S99A/0414

- 2 The applicant is requested to submit detailed proposals to include section and elevation drawings of all boundary treatments.
- 3 The applicant is requested to submit a detailed landscape plan with full works and specifications. This plan shall include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting.
- 4 The applicant is requested to submit details of existing and proposed finished floor levels relative to those on the residential zoned lands adjoining the site to the north.
- 5 The applicant is requested to comment on the affect the proposed warehouse would have on lands zoned for residential development to the north of the site given that part of the proposed site is elevated above the adjoining lands.
- 6 The applicant is requested to submit samples of colour brochures of all external finishes to units.
- 7 The applicant is requested to submit a revised site layout plan showing the provision of an additional 155 car parking spaces to cater for the proposed development.
- 8 The applicant shall submit details of the proposed watermain layout indicating watermain sizes, valve, metre and hydrant layout, proposed point of connection to existing watermains. The applicant shall ensure that (a) no part of the perimeter of the building shall be greater than 46 metres from a hydrant, (hydrants shall be accessible at all times and shall not be located in car parking spaces or similar areas), (b) no building shall lie within 5 metres of watermains less than 225mm in diameter and within 8 metres of watermains greater than 225mm in diameter, (c) watermains shall be located in accessible open areas such as landscaped areas, (d) all watermains over 150mm diameter shall be ductile iron.
- 9
 1. The applicant shall submit the following in respect of foul drainage system:-
 - (a) Clarification of assumptions made in the foul sewer design. In particular the amount of sewage

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REG. REF. S99A/0414

- generated per capita per day and its translation to a figure per second;
- (b) Full details of the sump tank and the cut-in and cut out points of the proposed pumping station.
2. The applicant shall submit the following in respect of the surface water drainage:-
- (a) Full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, of the possible future parking. Drainage from this area (if converted to a car park) will affect the design of the storage tank;
- (b) A design for the surface water drainage network which meets the requirements of South Dublin County Council. Discharge from the site will be limited to pre-development volume. An appropriate hydraulic model to design the attenuation tank for a suitable return period and the storm duration which requires the highest volume of storage shall be used;
- (c) Details of the construction of the storage tank, including details of floor construction, side wall construction and details of access to allow cleaning and maintenance.
- The pumping of surface water is not considered acceptable.
- 10 The applicant is requested to demonstrate that the overall height of the proposed development is below the 15 metre height limit which the Department of Defence stipulates in respect of policy for development around Casement Aerodrome.
- 11 The applicant is requested to submit a location plan on an O.S. base at a scale no smaller than 1:2500 scale clearly identifying the site.

Signed on behalf of South Dublin County Council

S Mc Cornack
.....
for Senior Administrative Officer

19/08/99