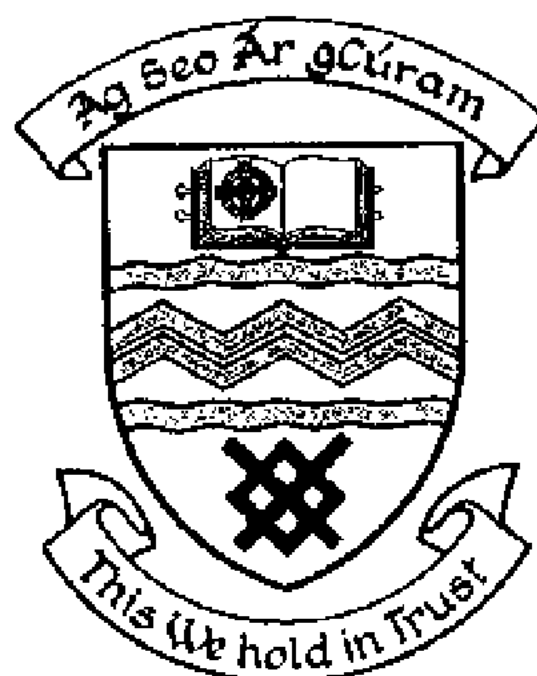


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0340	
1. Location	Site 3023, Citywest Business Park, Naas Road, Dublin 24.		
2. Development	New manufacturing building incorporating production spaces comprising a press hall and mailroom, paper storage, general storage, ink storage, platemaking, control rooms, maintenance rooms, plantrooms, offices and staff cafeteria, all of a total floor area of 6,059 square metres and associated development including site roadways; truck manoeuvring areas; delivery and dispatch docks; car parking; van parking; water supply; foul sewer drainage and surface water drainage; external fenced compound on south side of building at dispatch docks; sprinkler tank and pumphouse; emergency generator; landscaping; fencing; screen wall; levelling; mounding and surface water retention pond all on an overall site of 1.78 hectares at Site 2023, Citywest Business Park, Naas Road, Dublin 24. This development comprises an activity in relation to which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required.		
3. Date of Application	21/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Robinson Keefe Devane, Address: 59 Northumberland Road, Ballsbridge, Dublin 4.		
5. Applicant	Name: Ramses Limited. Address: 30 Herbert Street, Dublin 2		
6. Decision	O.C.M. No. 1504  Date 09/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1789  Date 19/08/1999	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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**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Robinson Keefe Devane,  
59 Northumberland Road,  
Ballsbridge,  
Dublin 4.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1789	Date of Final Grant 19/08/1999
Decision Order Number 1504	Date of Decision 09/07/1999
Register Reference S99A/0340	Date 21/05/99

**Applicant** Ramses Limited.

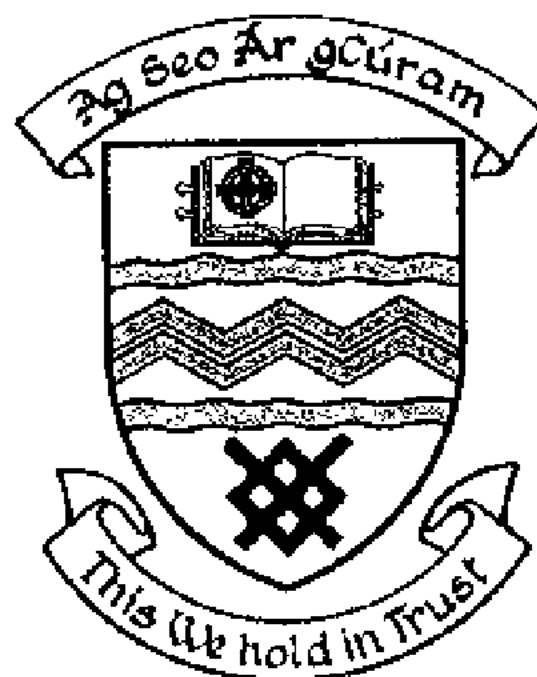
**Development** New manufacturing building incorporating production spaces comprising a press hall and mailroom, paper storage, general storage, ink storage, platemaking, control rooms, maintenance rooms, plantrooms, offices and staff cafeteria, all of a total floor area of 6,059 square metres and associated development including site roadways; truck manoeuvring areas; delivery and dispatch docks; car parking; van parking; water supply; foul sewer drainage and surface water drainage; external fenced compound on south side of building at dispatch docks; sprinkler tank and pumphouse; emergency generator; landscaping; fencing; screen wall; levelling; mounding and surface water retention pond all on an overall site of 1.78 hectares at Site 2023, Citywest Business Park, Naas Road, Dublin 24.  
This development comprises an activity in relation to which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required.

**Location** Site 3023, Citywest Business Park, Naas Road, Dublin 24.

**Floor Area** 6059.00 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

REG REF. S99A/0340

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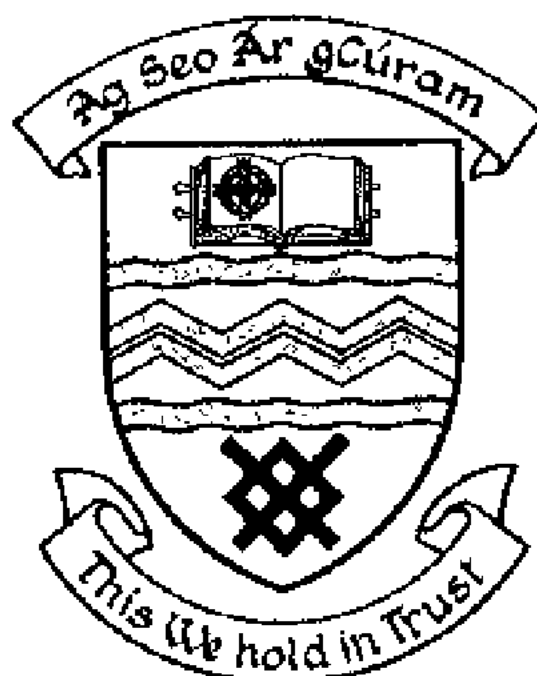
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A Permission has been granted for the development described above,  
subject to the following (11) Conditions.

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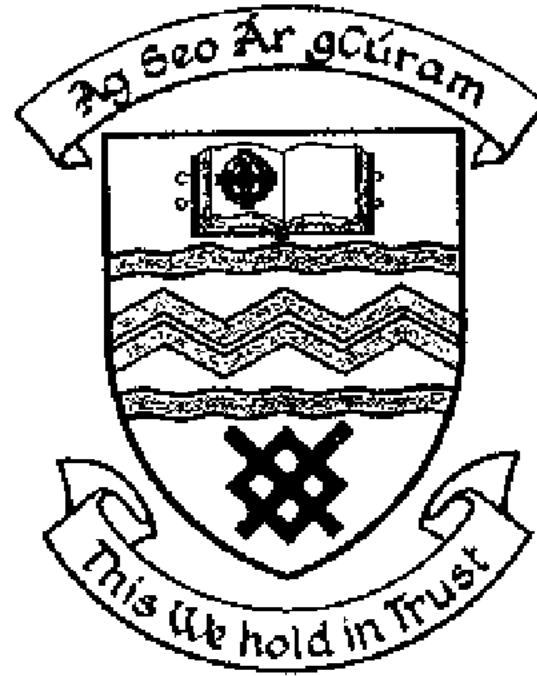
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#### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 building be set back a distance of 32 metres from the site boundary with the Naas Road.  
REASON:  
The building line required by the Council should be measured from the site boundary, not the edge of carriageway.
- 3 That the established hedgerow along the Naas Road frontage be retained. Lowering of the height of the hedgerow to a level that will not jeopardise its continued existence will be accepted subject to the agreement of the Council.  
REASON:  
It is the policy of the Council to retain trees and hedgerows in the interest of preservation of flora and fauna and the protection of amenities.
- 4 That the illumination intensity of the rear wall of the press hall be reduced to 300 lux for an initial trial period of 12 (twelve) months during which period the impact and effectiveness of the proposed lighting system shall be monitored in conjunction with the Councils representative. Any amendments to the proposed lighting as herein specified shall be agreed in writing with the Councils Roads Department.  
REASON:  
To ensure that the intensity of lighting and possible glare emanating from the building will not constitute a traffic hazard to road users.
- 5 That no advertising signs be erected on the building except on foot of the grant of planning permission for such signage.  
REASON:  
In the interest of visual amenity and road safety.
- 6 That details of Foul and Surface water drainage be agreed in writing with the Councils Environmental Services Department before work is commenced on site.  
REASON:

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

- 7 That a Bond or Cash Lodgement of £5,000 (five thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees/hedgerows on the site and to repair any damage caused during the construction period.

**REASON:**

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

- 8 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 £22,000 (twenty two thousand pounds) 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 £22,000 (twenty two thousand pounds) 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:**

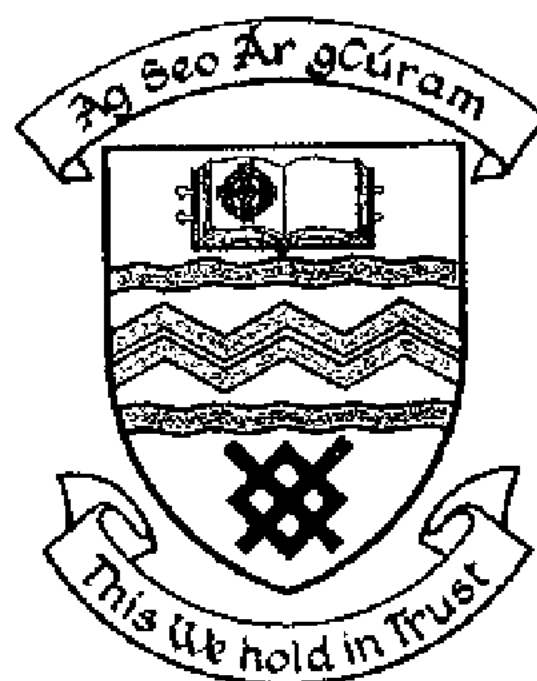
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 9 That a financial contribution in the sum of £26,400 (twenty six thousand four hundred pounds) 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 The developer shall pay a sum of £26,400 (twenty six thousand four hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the north/south distributor road from the southern boundary of the site to the southern boundary of the lands owned by the Council to the South) facilitating the proposed development, in accordance with the requirements of Section 215(2)(h) of the Local Government (Planning and Development) Act, 1963. The contribution is payable before the commencement of development.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 11 The developer shall pay before the commencement of development a sum of £4,400 (four thousand four hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension) facilitating the proposed development in accordance with the requirements of the Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963.

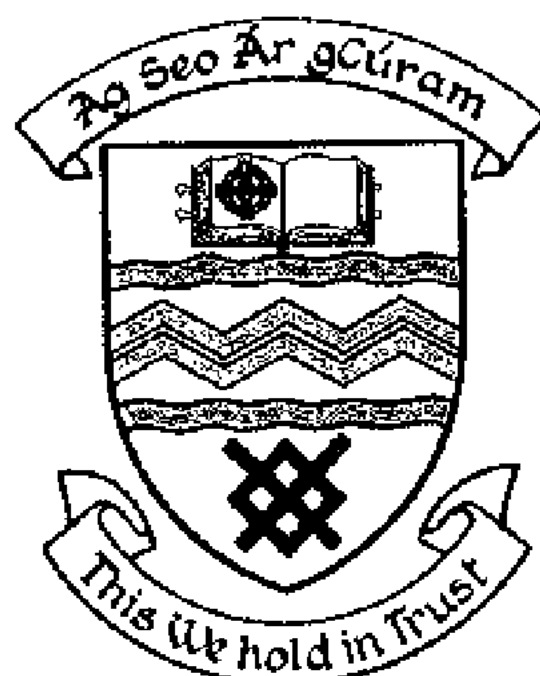
**REASON:**

It is considered reasonable that developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

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- 
- (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.

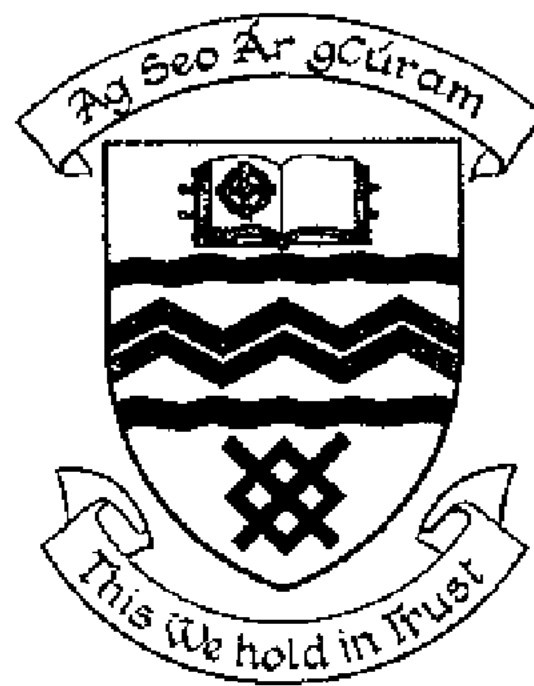
*[Signature]*  
20/08/99  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 1504	Date of Decision 16/07/1999
Register Reference S99A/0340	Date: 21/05/99

**Applicant** Ramses Limited.

**Development** New manufacturing building incorporating production spaces comprising a press hall and mailroom, paper storage, general storage, ink storage, platemaking, control rooms, maintenance rooms, plantrooms, offices and staff cafeteria, all of a total floor area of 6,059 square metres and associated development including site roadways; truck manoeuvring areas; delivery and dispatch docks; car parking; van parking; water supply; foul sewer drainage and surface water drainage; external fenced compound on south side of building at dispatch docks; sprinkler tank and pumphouse; emergency generator; landscaping; fencing; screen wall; levelling; mounding and surface water retention pond all on an overall site of 1.78 hectares at Site 2023, Citywest Business Park, Naas Road, Dublin 24.  
This development comprises an activity in relation to which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required.

**Location** Site 3023, Citywest Business Park, Naas Road, Dublin 24.

**Floor Area** Sq Metres

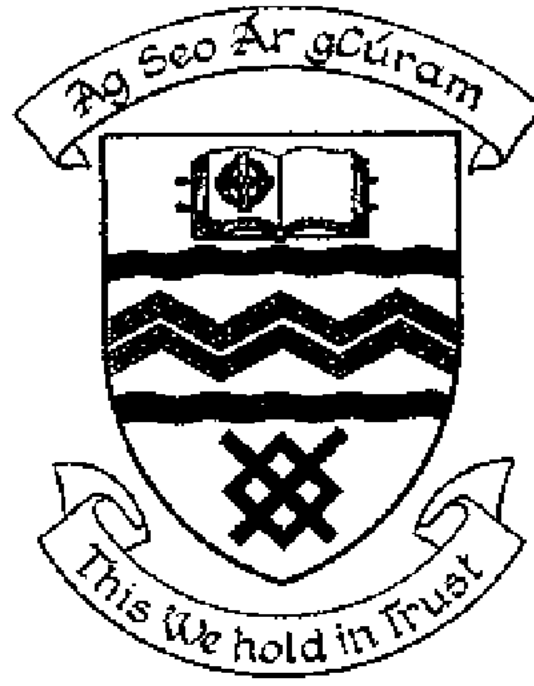
**Time extension(s)** up to and including

**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.

Robinson Keefe Devane,  
59 Northumberland Road,  
Ballsbridge,  
Dublin 4.

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Subject to the conditions ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*MT*  
..... 16/07/99  
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, 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 building be set back a distance of 32 metres from the site boundary with the Naas Road.  
REASON:  
The building line required by the Council should be measured from the site boundary, not the edge of carriageway.
- 3 That the established hedgerow along the Naas Road frontage be retained. Lowering of the height of the hedgerow to a level that will not jeopardise its continued existence will be accepted subject to the agreement of the Council.  
REASON:  
It is the policy of the Council to retain trees and hedgerows in the interest of preservation of flora and fauna and the protection of amenities.

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- 4 That the illumination intensity of the rear wall of the press hall be reduced to 300 lux for an initial trial period of 12 (twelve) months during which period the impact and effectiveness of the proposed lighting system shall be monitored in conjunction with the Councils representative. Any amendments to the proposed lighting as herein specified shall be agreed in writing with the Councils Roads Department.

**REASON:**

To ensure that the intensity of lighting and possible glare emanating from the building will not constitute a traffic hazard to road users.

- 5 That no advertising signs be erected on the building except on foot of the grant of planning permission for such signage.

**REASON:**

In the interest of visual amenity and road safety.

- 6 That details of Foul and Surface water drainage be agreed in writing with the Councils Environmental Services Department before work is commenced on site.

**REASON:**

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

- 7 That a Bond or Cash Lodgement of £5,000 (five thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees/hedgerows on the site and to repair any damage caused during the construction period.

**REASON:**

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

- 8 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 £22,000 (twenty two

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thousand pounds) 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 £22,000 (twenty two thousand pounds) 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.

- 9 That a financial contribution in the sum of £26,400 (twenty six thousand four hundred pounds) 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:**

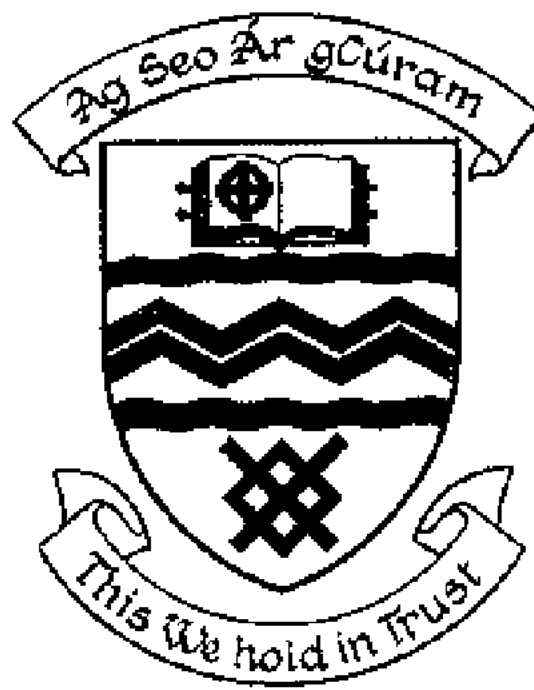
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 The developer shall pay a sum of £26,400 (twenty six thousand four hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the north/south distributor road from the southern boundary of the site to the southern boundary of the lands owned by the Council to the South) facilitating the proposed development, in accordance with the requirements of Section 215(2)(h) of the Local Government (Planning and Development) Act, 1963. The

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contribution is payable before the commencement of development.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 11 The developer shall pay before the commencement of development a sum of £4,400 (four thousand four hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension) facilitating the proposed development in accordance with the requirements of the Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963.

**REASON:**

It is considered reasonable that developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.