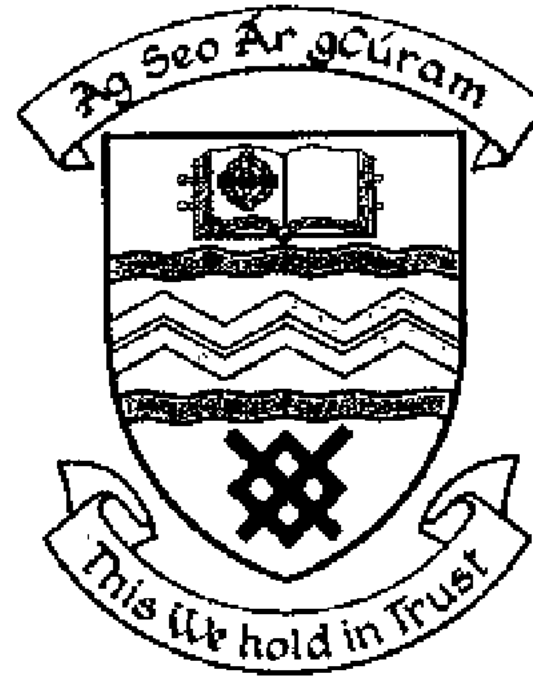


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0208	
1. Location	Site F, Kilcarberry Distribution Park, Clondalkin, Dublin 22.		
2. Development	For alterations to approved development to include 10,393 sq.m. of warehouse unit; 1,144 sq.m. of offices revised elevations; revised site boundary; relocation of warehouse, offices and loading bays; additional car parking at Site F.		
3. Date of Application	01/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Ciaran og Mac Mathuna, Architects, Address: 19 Nassau Street, Dublin 2.		
5. Applicant	Name: Mr. George Tracey, Address: 9 Kerry Mount Green, Foxrock, Dublin 18.		
6. Decision	O.C.M. No. 1115 Date 28/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1423 Date 07/07/1999	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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Ciaran og Mac Mathuna, Architects,
19 Nassau Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1423	Date of Final Grant 07/07/1999
Decision Order Number 1115	Date of Decision 28/05/1999
Register Reference S99A/0208	Date 01/04/99

Applicant Mr. George Tracey,

Development For alterations to approved development to include 10,393 sq.m. of warehouse unit; 1,144 sq.m. of offices revised elevations; revised site boundary; relocation of warehouse, offices and loading bays; additional car parking at Site F.

Location Site F, Kilcarberry Distribution Park, Clondalkin, Dublin 22.

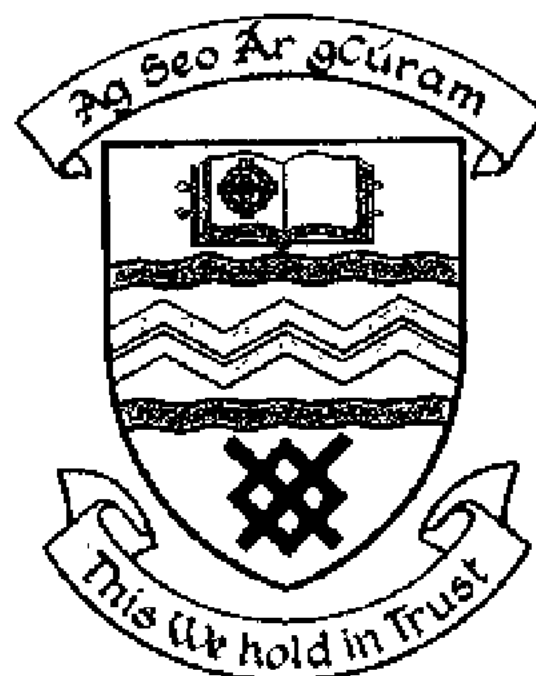
Floor Area 11537.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

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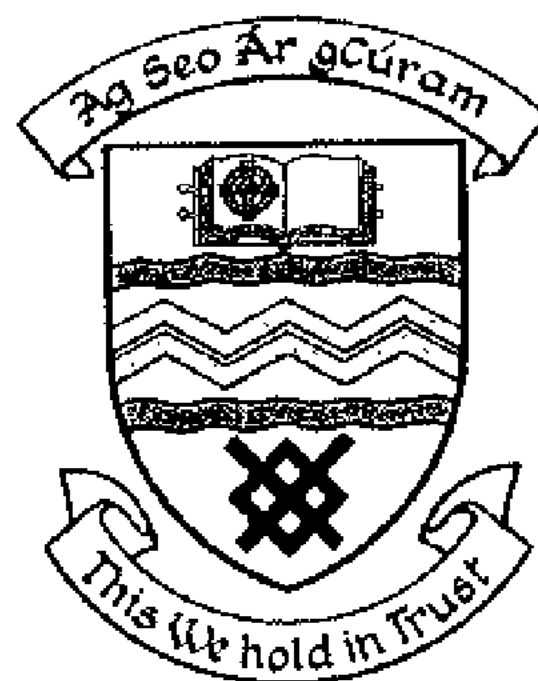
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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0309.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 Occupation of the proposed unit shall not take place until the site works for the proposed Industrial/Distribution Park as granted permission under Reg. Ref. S98A/0392 have been satisfactorily completed.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 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.
- 4 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of safety and the avoidance of fire hazard.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of health.
- 6 That the developer shall facilitate the Duchas Heritage Service, Department of Arts, Heritage, Gaeltacht and the Islands in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on

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the site.

REASON:

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

- 7 No signs shall be erected on the building without a prior grant of permission. Signs shall not be internally illuminated and shall not project above the parapet of the building. Projecting signs are not acceptable.

REASON:

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

- 8 That 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.

- 9 Prior to commencement of development, details of the proposed colour of the external finishes to be submitted to the Planning Authority for written agreement.

REASON:

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

- 10 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 11 That the area to the south of the building bounding the Nangor Road shall not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping.

REASON:

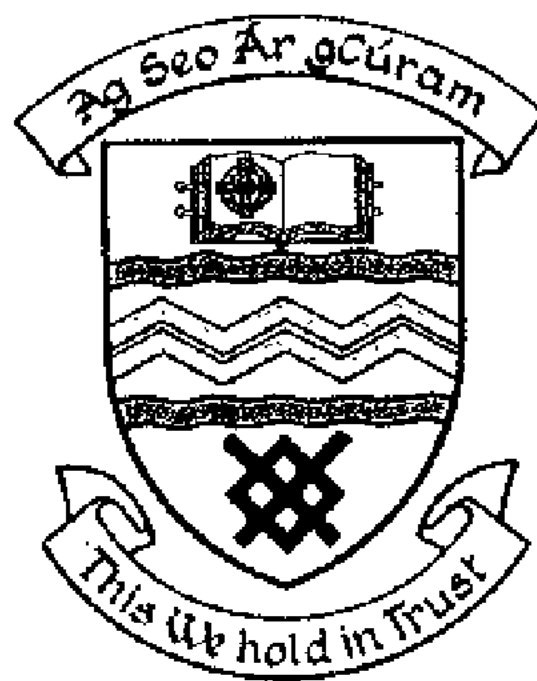
In the interest of the proper planning and development of the area.

- 12 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.

REASON:

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

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- 13 That prior to commencement of development the applicant shall submit the following details for the written agreement with the Planning Authority:-

- (a) Design calculations for the surface works runoff and proposals for attenuation of surface waters;
- (b) details of interceptor.

REASON:

So that the development is in accordance with the requirements of the Environmental Services Department.

- 14 All surface runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewers.

REASON:

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

- 15 No building shall lie within 5m of any public sewer or sewer with potential to be taken in charge or watermain less than 225mm diameter. No building shall lie within 8m of watermain greater than 225mm diameter.

REASON:

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

- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 11, 14, 19, 20 and 21 of Register Reference S98A/0392 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 17 That a financial contribution in the sum of £6,120 (six thousand one hundred and twenty pounds) shall 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

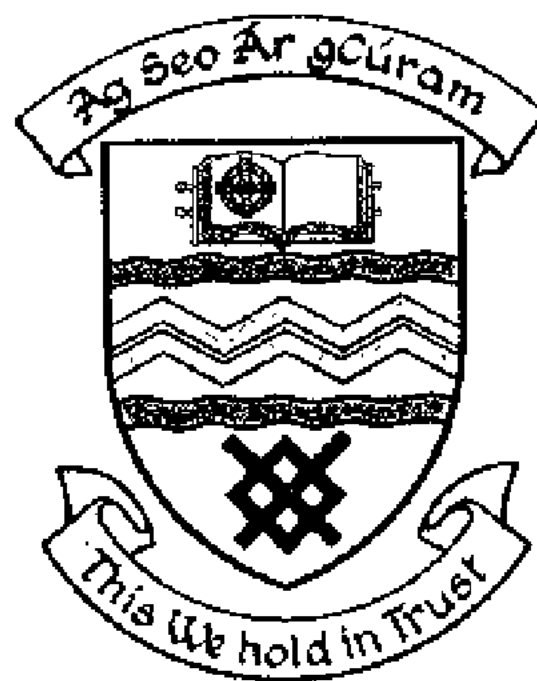
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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REG. REF. S99A/0208

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that is proposed to be incurred by the Council on such services facilitating the proposed development.

- 18 That prior to the commencement of the development the applicant shall pay a financial contribution of £14,280 (fourteen thousand two hundred and eighty pounds) towards the cost of the Outer Ring Road construction works.

REASON:

These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.

- 19 That prior to the commencement of the development, the applicant shall pay a special financial contribution of £14,280 (fourteen thousand two hundred and eighty pounds) towards the cost of extending the Nangor Road Improvement works from the end of the Councils current contract to the western boundary of his site.

REASON:

These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.

- 20 That prior to the commencement of the development the applicant shall pay a financial contribution of £3,110 (three thousand one hundred and ten pounds) as a special contribution in respect of additional expenditure incurred by the Council in extending and constructing a 9 metre road (together with footpath and boundary treatment works to Kilcarberry Golf Course) to the end of its current contract for the Nangor Road Improvement Scheme.

REASON:

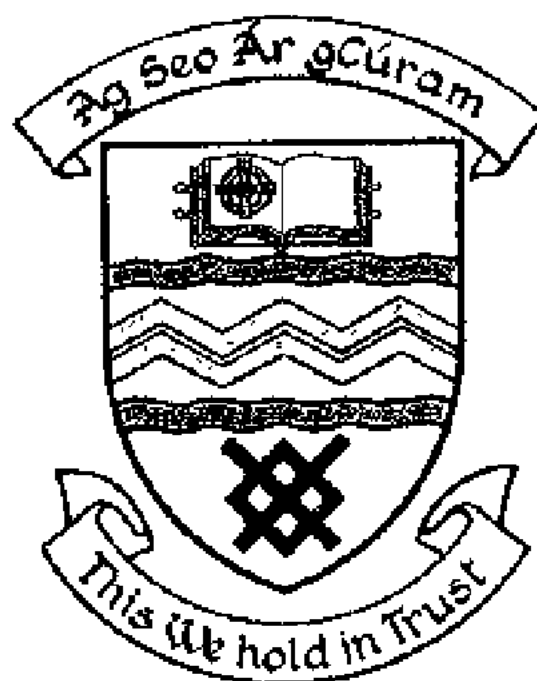
These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.

- (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.
- (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

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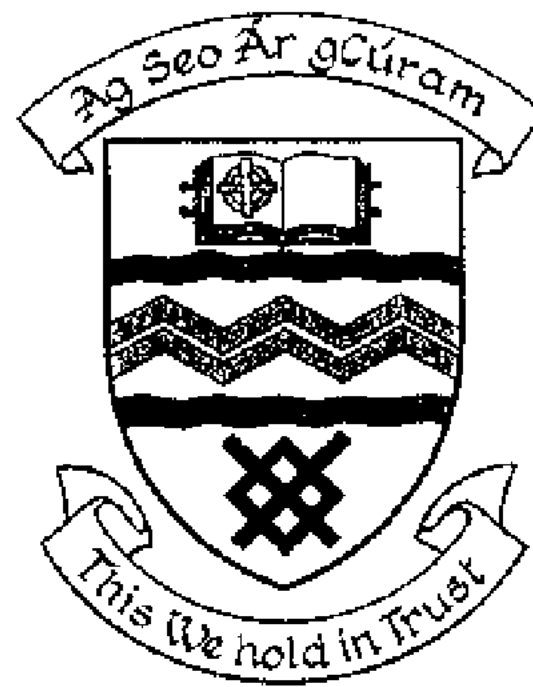
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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

Emu Bowlow ..08/07/99
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 1115	Date of Decision 28/05/1999
Register Reference S99A/0208	Date: 01/04/1999

Applicant . Mr. George Tracey,

Development For alterations to approved development to include 10,393 sq.m. of warehouse unit; 1,144 sq.m. of offices revised elevations; revised site boundary; relocation of warehouse, offices and loading bays; additional car parking at Site F.

Location Site F, Kilcarberry Distribution Park, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

Subject to the conditions (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Ciaran og Mac Mathuna, Architects,
19 Nassau Street,
Dublin 2.

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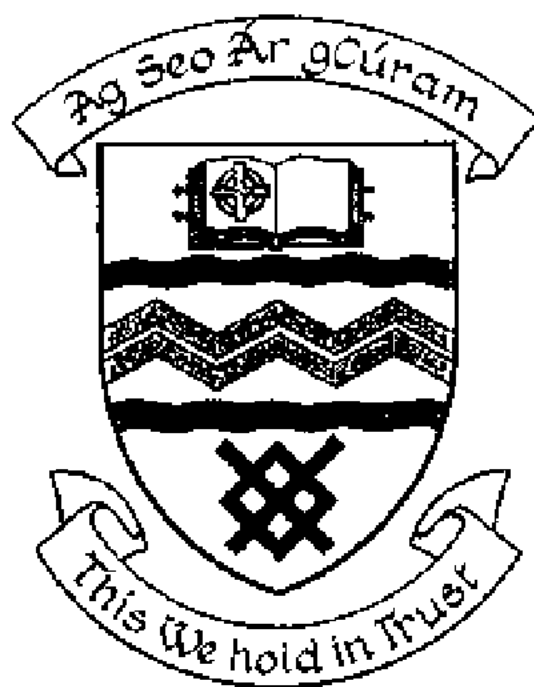
Conditions and Reasons

- 1 Subject to the conditions set out below the development shall accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0309.
REASON:
In the interest of the proper planning and development of the area.
- 2 Occupation of the proposed unit shall not take place until the site works for the proposed Industrial/Distribution Park as granted permission under Reg. Ref. S98A/0392 have been satisfactorily completed.
REASON:
In the interest of the proper planning and development of the area.
- 3 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.
- 4 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 6 That the developer shall facilitate the Duchas Heritage Service, Department of Arts, Heritage, Gaeltacht and the

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Islands in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

- 7 No signs shall be erected on the building without a prior grant of permission. Signs shall not be internally illuminated and shall not project above the parapet of the building. Projecting signs are not acceptable.

REASON:

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

- 8 That 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.

- 9 Prior to commencement of development, details of the proposed colour of the external finishes to be submitted to the Planning Authority for written agreement.

REASON:

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

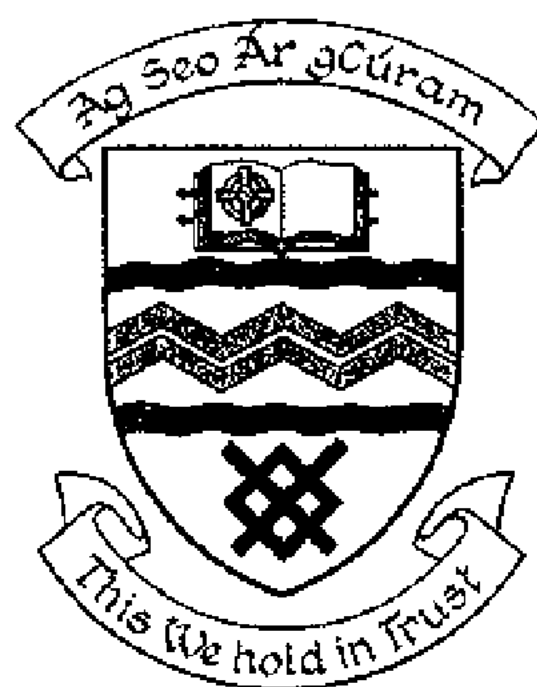
- 10 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 11 That the area to the south of the building bounding the Nangor Road shall not be used for truck parking or other storage or display purposes, but must be reserved for car

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parking and landscaping.

REASON:

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

- 12 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.

REASON:

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

- 13 That prior to commencement of development the applicant shall submit the following details for the written agreement with the Planning Authority:-

- (a) Design calculations for the surface works runoff and proposals for attenuation of surface waters;
- (b) details of interceptor.

REASON:

So that the development is in accordance with the requirements of the Environmental Services Department.

- 14 All surface runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewers.

REASON:

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

- 15 No building shall lie within 5m of any public sewer or sewer with potential to be taken in charge or watermain less than 225mm diameter. No building shall lie within 8m of watermain greater than 225mm diameter.

REASON:

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

- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 11, 14, 19, 20 and 21 of Register Reference S98A/0392 be strictly adhered to in respect of this development.

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REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 17 That a financial contribution in the sum of £6,120 (six thousand one hundred and twenty pounds) shall 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 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 such services facilitating the proposed development.

- 18 That prior to the commencement of the development the applicant shall pay a financial contribution of £14,280 (fourteen thousand two hundred and eighty pounds) towards the cost of the Outer Ring Road construction works.

REASON:

These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.

- 19 That prior to the commencement of the development, the applicant shall pay a special financial contribution of £14,280 (fourteen thousand two hundred and eighty pounds) towards the cost of extending the Nangor Road Improvement works from the end of the Councils current contract to the western boundary of his site.

REASON:

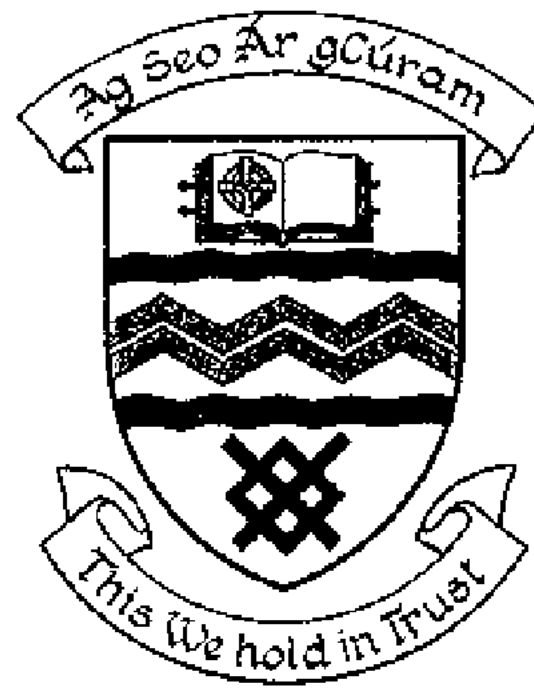
These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.

- 20 That prior to the commencement of the development the applicant shall pay a financial contribution of £3,110 (three thousand one hundred and ten pounds) as a special

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contribution in respect of additional expenditure incurred by the Council in extending and constructing a 9 metre road (together with footpath and boundary treatment works to Kilcarberry Golf Course) to the end of its current contract for the Nangor Road Improvement Scheme.

REASON:

These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.