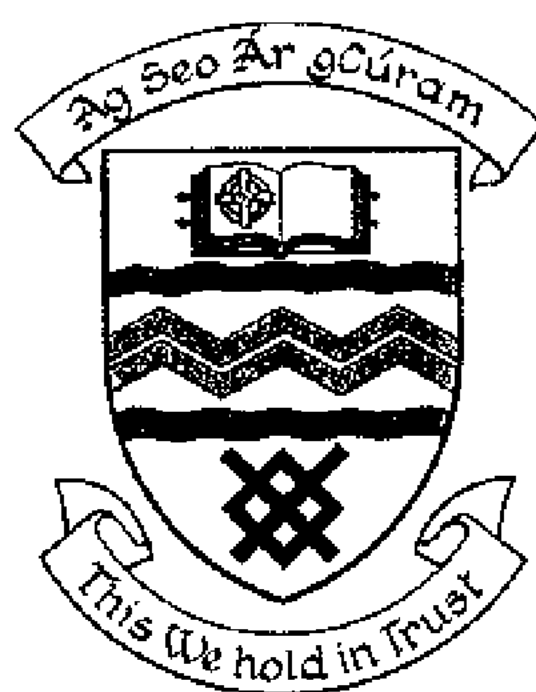


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0130	
1. Location	Truck Dealers International Site, Fox and Geese, Knockmitten Lane, Naas Road, Dublin 12.		
2. Development	Construction of a mixed use development of c.24,910 sq.m in 11 no. two and three storey blocks to comprise light industrial and office based industries including data processing, software development, telemarketing, research and development, information technology and other associated information technology and science research uses, a multi- storey carpark with 230 no. carparking spaces and for shop on ground floor, creche on ground floor and first floor and restaurant on first floor of block F. Also for new ancillary parking, planting, boundary walls/railings, water features and landscaping with access/exit from Killeen Road and from Knockmitten Lane.		
3. Date of Application	03/03/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/05/1999 2.	1. 2.
4. Submitted by	Name: Larkin & Partners Ltd., Address: 1 Fitzwilliam Street Upper, Dublin 2.		
5. Applicant	Name: J. Harris Assemblers, Address: Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 1007 Date 13/05/1999	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 1007	Date of Decision 13/05/1999
Register Reference S99A/0130	Date: 03/03/1999

**Applicant
Development**

J. Harris Assemblers,
Construction of a mixed use development of c.24,910 sq.m in 11 no. two and three storey blocks to comprise light industrial and office based industries including data processing, software development, telemarketing, research and development, information technology and other associated information technology and science research uses, a multi-storey carpark with 230 no. carparking spaces and for shop on ground floor, creche on ground floor and first floor and restaurant on first floor of block F. Also for new ancillary parking, planting, boundary walls/railings, water features and landscaping with access/exit from Killeen Road and from Knockmitten Lane.

Location

Truck Dealers International Site, Fox and Geese,
Knockmitten Lane, Naas Road, Dublin 12.

App. Type

Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/03/1999 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 The applicant is advised that having regard to Development Plan requirements with respect to carparking, there is a shortfall of 200 carparking spaces in the carparking layout submitted, approximately 800 spaces are proposed whereas 1,000 spaces are required. The applicant is advised that it will be necessary to amend the proposal so as to provide carparking to meet a minimum of 90% of the Development Plan requirement.

Larkin & Partners Ltd.,
1 Fitzwilliam Street Upper,
Dublin 2.

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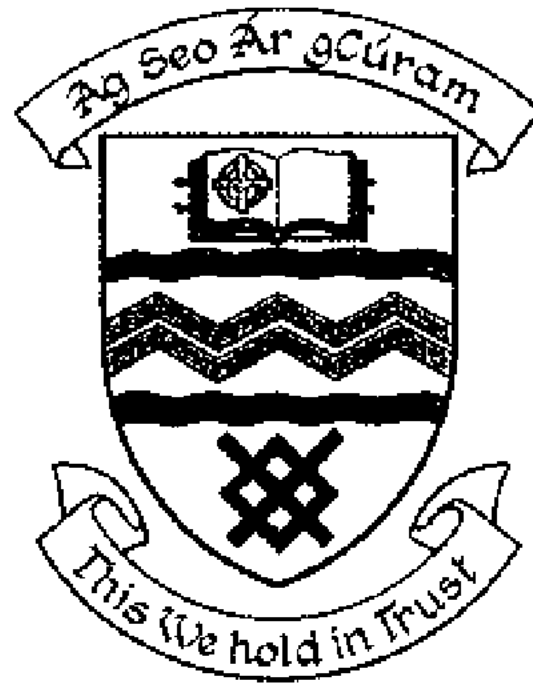
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- 2 The applicant is advised that a minimum set back of 20 metres is required from the Naas Road, a revised site layout plan should be submitted to accommodate same.
- 3 The location of the access/egress on Kileen Road is on the one way section of the Kileen Road, as such only left in - left out movements are possible.
The applicant is advised that the entrance should be re-designed with a traffic island in the middle and sight lines suitable for a Yield junction should be provided.
- 4 The applicant is requested to submit a detailed landscaping plan for the site.
- 5 The applicant is requested to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer, and to have regard to the following:-
 - (a) Applicant to ensure full and complete separation of foul and surface water systems;
 - (b) No building within 5m of public sewer or sewer with potential to be taken in charge;
 - (c) 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;
 - (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) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.
- 6 The applicant is requested to submit details of existing and proposed watermain layouts for approval.
- 7 Applicant is requested to submit details of any proposed advertising signage.

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8 It appears from the submitted floor plans that office type
uses only are indicated. Clarification is required in
regard to the proposed light industrial uses.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

13/05/1999

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

Decision Order Number 0914	Date of Decision 30/04/1999 <i>LA</i>
Register Reference S99A/0130	Date 3rd March 1999

Applicant J. Harris Assemblers,
App. Type Permission
Development Construction of a mixed use development of c.24,910 sq.m in 11 no. two and three storey blocks to comprise light industrial and office based industries including data processing, software development, telemarketing, research and development, information technology and other associated information technology and science research uses, a multi-storey carpark with 230 no. carparking spaces and for shop on ground floor, creche on ground floor and first floor and restaurant on first floor of block F. Also for new ancillary parking, planting, boundary walls/railings, water features and landscaping with access/exit from Killeen Road and from Knockmitten Lane.

Location Truck Dealers International Site, Fox and Geese,
Knockmitten Lane, Naas Road, Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 14/05/1999

Yours faithfully

LA
..... 30/04/1999
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99A/0130
Larkin & Partners Ltd.,
1 Fitzwilliam Street Upper,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0130	
1. Location	Truck Dealers International Site, Fox and Geese, Knockmitten Lane, Naas Road, Dublin 12.		
2. Development	Construction of a mixed use development of c.24,910 sq.m in 11 no. two and three storey blocks to comprise light industrial and office based industries including data processing, software development, telemarketing, research and development, information technology and other associated information technology and science research uses, a multi-storey carpark with 230 no. carparking spaces and for shop on ground floor, creche on ground floor and first floor and restaurant on first floor of block F. Also for new ancillary parking, planting, boundary walls/railings, water features and landscaping with access/exit from Killeen Road and from Knockmitten Lane.		
3. Date of Application	03/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/05/1999 2.	1. 27/07/1999 2.
4. Submitted by	Name: Larkin & Partners Ltd., Address: 1 Fitzwilliam Street Upper, Dublin 2.		
5. Applicant	Name: J. Harris Assemblers, Address: Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 2087 Date 23/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	22/10/1999	Written Representations	
9. Appeal Decision	18/02/2000	To Attach Condition(s)	
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.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0130

APPEAL by J. Harris Assemblers care of Manahan and Associates of 38 Dawson Street, Dublin against the decision made on the 23rd day of September, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission for the construction of a mixed use development of approximately 24,910 square metres in 11 number two and three-storey blocks to comprise light industrial and office based industries including data processing, software development, telemarketing, research and development, information technology and other associated information technology and science research uses, a multi-storey car park with 230 number car parking spaces and for shop on ground floor, creche on ground and first floor and restaurant on first floor of block 'F'; also new ancillary parking, planting, boundary walls/railings, water features and landscaping with access/exit from Killeen Road and from Knockmitten Lane at existing Truck Dealers International site at Fox and Geese, Knockmitten Lane, Naas Road, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 12 and 13 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said conditions numbers 12 and 13 and the reasons therefor.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 18th day of February 2000.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2087	Date of Decision 23/09/1999
Register Reference S99A/0130	Date: 03/03/99

Applicant J. Harris Assemblers,

Development Construction of a mixed use development of c.24,910 sq.m in 11 no. two and three storey blocks to comprise light industrial and office based industries including data processing, software development, telemarketing, research and development, information technology and other associated information technology and science research uses, a multi-storey carpark with 230 no. carparking spaces and for shop on ground floor, creche on ground floor and first floor and restaurant on first floor of block F. Also for new ancillary parking, planting, boundary walls/railings, water features and landscaping with access/exit from Killeen Road and from Knockmitten Lane.

Location Truck Dealers International Site, Fox and Geese,
Knockmitten Lane, Naas Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including 14/05/1999

Additional Information Requested/Received 13/05/1999 /27/07/1999

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.

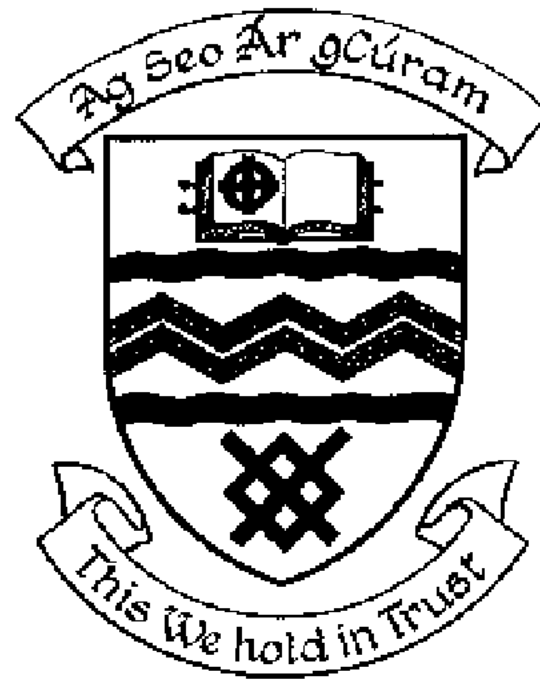
Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Larkin & Partners Ltd.,
1 Fitzwilliam Street Upper,
Dublin 2.

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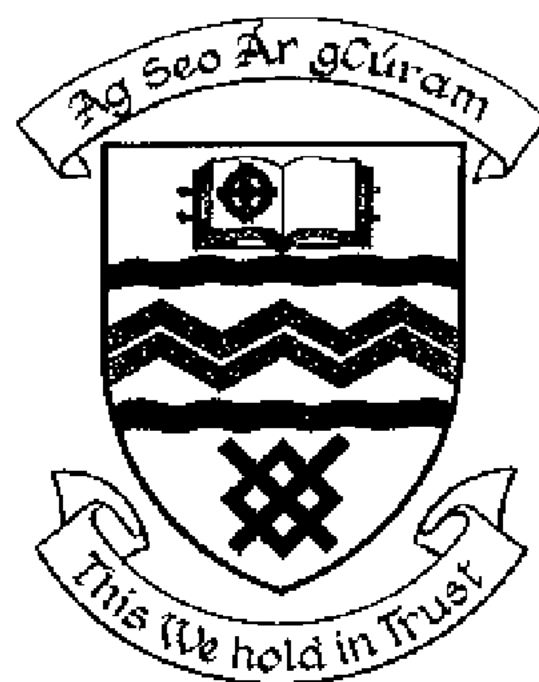
REG REF. S99A/0130

..... 23/09/99
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 as amended by Additional Information received on 27/07/99, 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 proposed development shall be used only for the purposes of office-based industry and science and technology enterprise in accordance with Policy E5 (office based industry) and Policy E11 (Science and Technology) South Dublin County Development Plan 1998, and light industry.
REASON:
In the interest of clarity.
- 3 Prior to the first occupation of each unit full details of the specific user(s), including corporate identity, shall be submitted for the written agreement of the Planning Authority.
REASON:
To enable effective control to be maintained in the interest of the proper planning and development of the area.

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- 4 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.

- 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 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 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.

- 8 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:

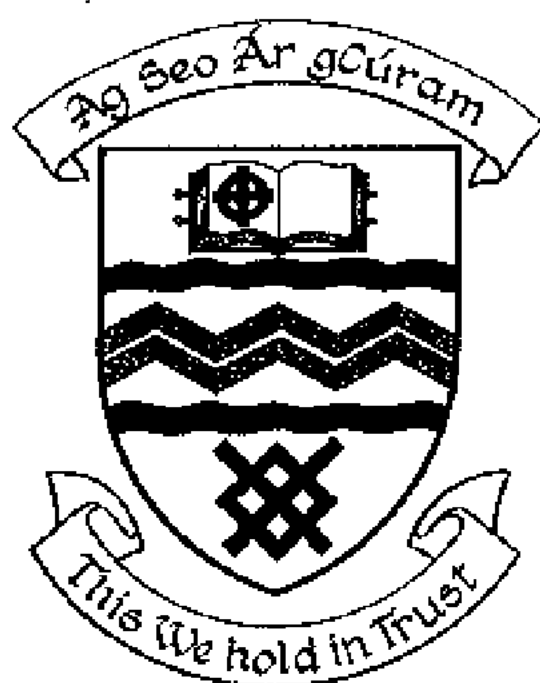
In the interest of the proper planning and development of the area.

- 9 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. In this regard the development shall be carried out in compliance with the following requirements of the Environmental Services Department, South Dublin County Council:-

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- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge;
- (c) 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 surrounded in C20 concrete 150mm thick;
- (d) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal systems before being discharged to the public sewer;
- (e) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990;
- (f) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil interceptor before discharging to the public sewer;
- (g) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- (h) 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 1997 Building Regulations;
- (i) 24 hour storage per unit shall be provided;
- (j) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;

REASON:

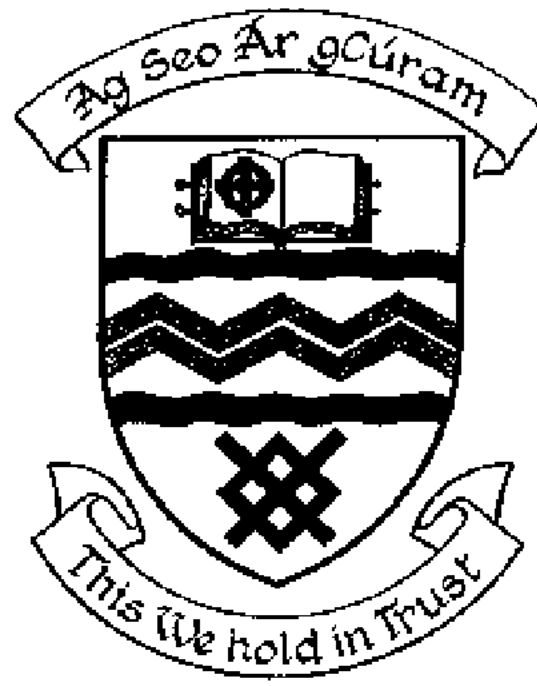
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 10 That prior to development commencing the developer shall submit details to clarify the location of the site boundary

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in relation to existing Eircom Telecommunications plant located adjacent to the junction of Knockmitten Lane/Kileen Road.

REASON:

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

- 11 That prior to development commencing full details of all proposed external materials and finishes, including material and colour samples shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of amenity.

- 12 That a financial contribution in the sum of £223,702 (two hundred and twenty three thousand seven hundred and two 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.

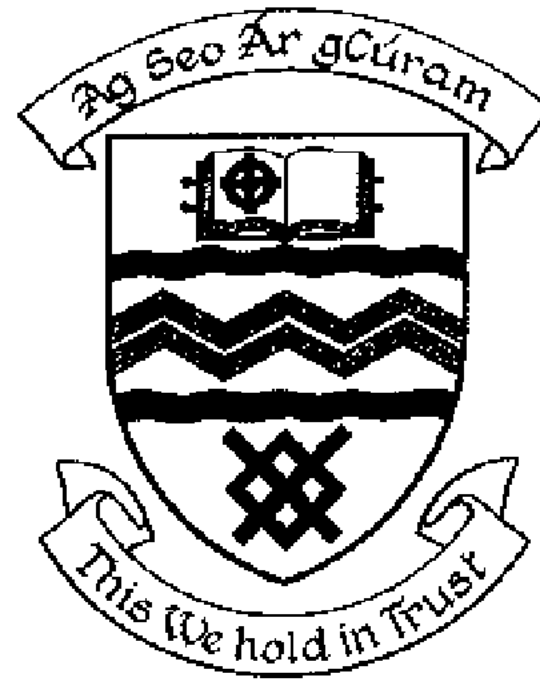
- 13 That a financial contribution in the sum of £523,110 (five hundred and twenty three thousand one hundred and ten pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates 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.

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision

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and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £55,000 (fifty five thousand pounds) or lodgement with the Council of a cash sum of £55,000 (fifty five thousand pounds).

REASON:

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