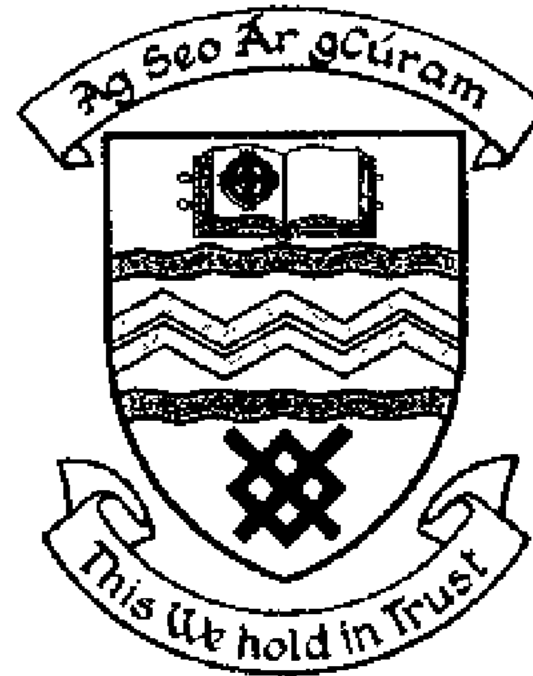


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0068	
1. Location	Site No. 2, Baldonnell Business Park, Brownsbarn, Co. Dublin.		
2. Development	For a warehouse and ancillary offices on site No. 2 at Baldonnell Business Park, Brownsbarn, Co. Dublin. With access from Barneys Lane via a previously approved estate road.		
3. Date of Application	08/02/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Colleen Project Management, Address: East Wall, Dublin 3.		
5. Applicant	Name: SIAC Construction Ltd., Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0634 Date 31/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1008 Date 13/05/1999	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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Colleen Project Management,
East Wall,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1008	Date of Final Grant 13/05/1999
Decision Order Number 0634	Date of Decision 31/03/1999
Register Reference S99A/0068	Date 8th February 1999

Applicant SIAC Construction Ltd.,

Development For a warehouse and ancillary offices on site No. 2 at Baldonnell Business Park, Brownsbarn, Co. Dublin. With access from Barneys Lane via a previously approved estate road.

Location Site No. 2, Baldonnell Business Park, Brownsbarn, Co. Dublin.

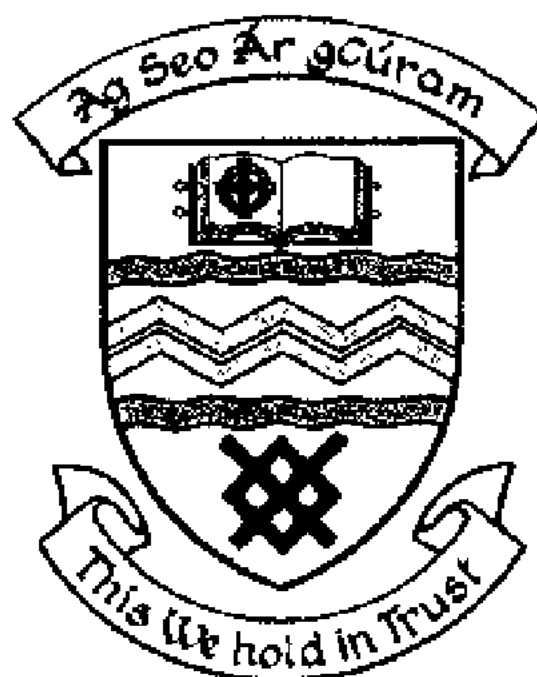
Floor Area 5321.00 Sq Metres

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 (14) Conditions.

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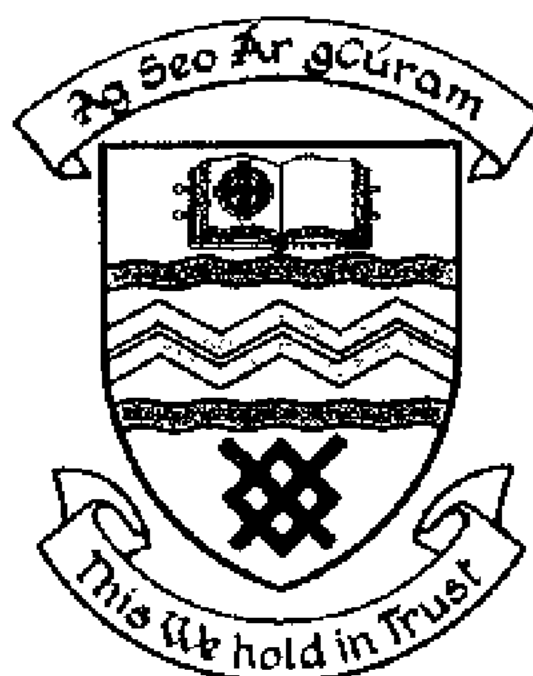
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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be in accordance with the submitted plans and shall otherwise accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0408.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 Notwithstanding the details submitted the proposed building shall be relocated 500mm (minimum) to the south-east of the site so that the building is not within the restricted area around Casement Aerodrome.
 REASON:
 in the interests of air traffic safety.
- 3 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.
- 4 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.
- 5 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.
 REASON:
 To protect the amenities of the area.
- 6 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.
- 7 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
 REASON:

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

- 8 That, with the exception of notional spaces to facilitate any future use of the premises for manufacturing purposes, the carparking areas delineated on the lodged site layout plan shall be clearly marked out and made available at all times for carparking use and shall not be used for storage or display purposes. The area of the site required to accommodate the notional spaces shall be reserved for that purpose only.
 REASON:
 In the interest of the proper planning and development of the area.

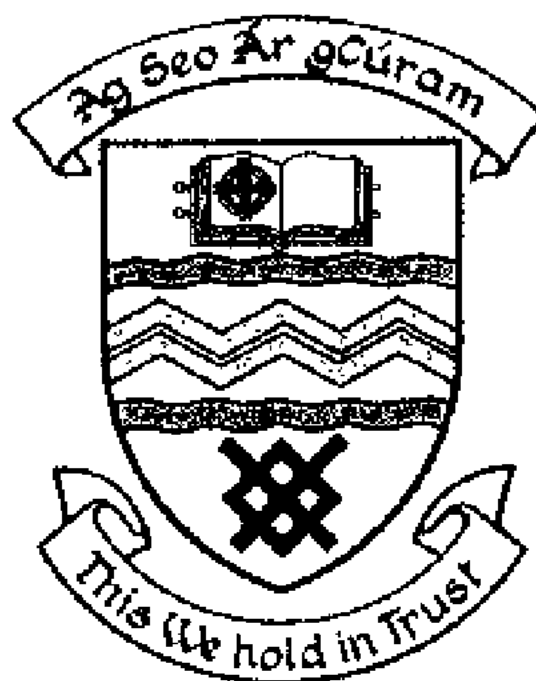
- 9 That the signage on the elevations of the building shall be restricted to the lettering shown on the front elevation Drawing Ref. N78-11-B received by the Planning Authority on the 8th February 1999. Mounted lettering, only, shall be used and shall not be internally illuminated.
 REASON:
 In the interest of visual amenity and orderly development and so that the development is in accordance with the requirements of the permission for site development works granted Reg. Ref. S98A/0408.

- 10 Prior to commencement of development the following details shall be submitted to the Planning Authority for written agreement:-
 - a) External finishes and colours including roof materials of the proposed building;
 - b) The low wall and railing to be erected along the northern and north-western site boundaries;
 - c) The fencing to be erected along the south and south-eastern boundaries. Palisade fencing shall not be used.
 REASON:
 In the interest of visual amenity.

- 11 The site landscaping works as detailed on Drawing No. N78-14/B shall be completed prior to occupation of the proposed building.
 REASON:
 in the interests of visual amenity.

- 12 That a financial contribution in the sum of £15,360 (fifteen thousand three hundred and sixty pounds) be paid by the proposer to South Dublin County Council towards the cost of

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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 money equivalent to the value of £25,600 (twenty five thousand six hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

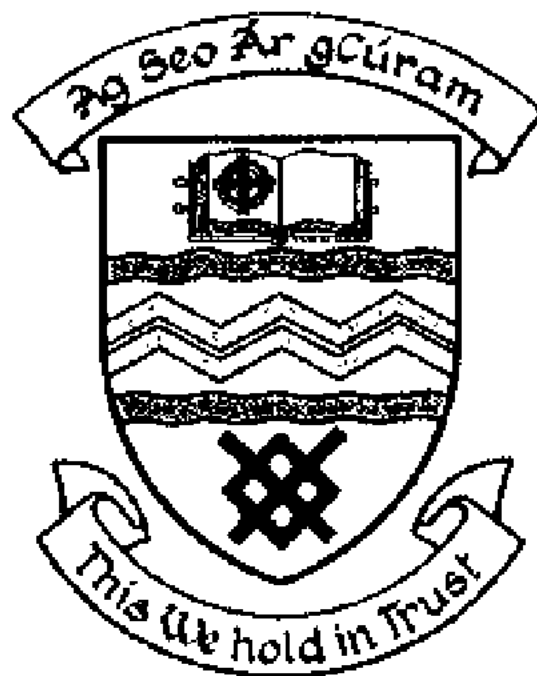
- 14 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £12,800 (twelve thousand eight hundred pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

To ensure that a ready sanction may be available 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 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.

E. H. O'Sullivan 14th May 1999
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 0634	Date of Decision 31/03/1999
Register Reference S99A/0068	Date: 08/02/1999

Applicant SIAC Construction Ltd.,

Development For a warehouse and ancillary offices on site No. 2 at Baldonnell Business Park, Brownsbarn, Co. Dublin. With access from Barneys Lane via a previously approved estate road.

Location Site No. 2, Baldonnell Business Park, Brownsbarn, Co. Dublin.

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

..... 31/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Colleen Project Management,
East Wall,
Dublin 3.

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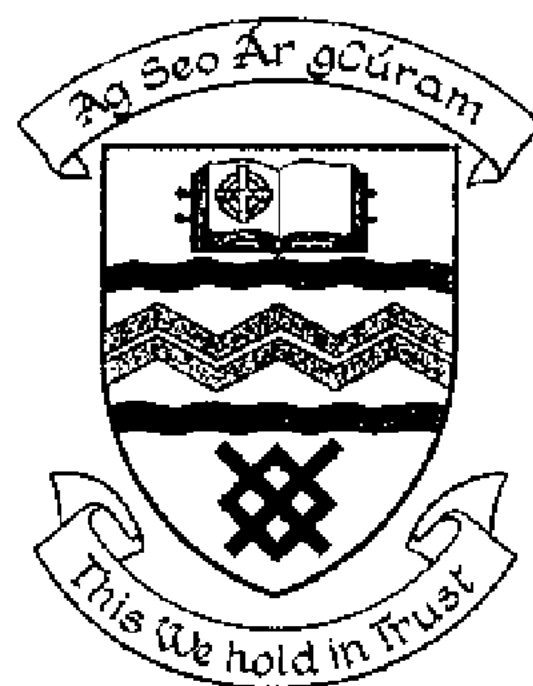
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REG REF. S99A/0068

Conditions and Reasons

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To protect the amenities of the area.
- 6 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:

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REG. REF. S99A/0068

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

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REASON:

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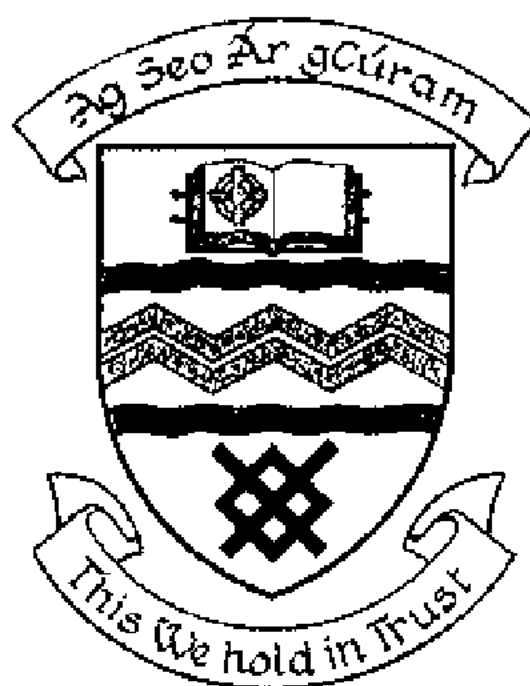
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REG REF. S99A/0068
used.

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- 14 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance

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Company Bond or cash in the sum of £12,800 (twelve thousand eight hundred pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

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