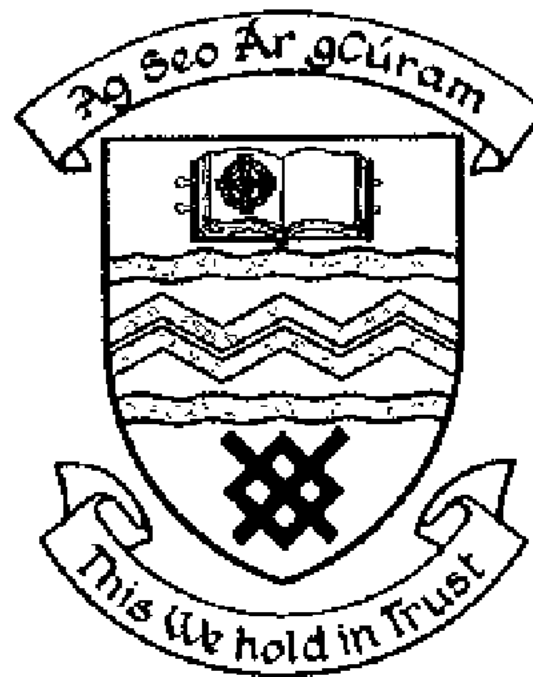


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0053	
1. Location	Site B, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22.		
2. Development	Development comprising of 7 industrial/warehousing units with ancillary offices with a total area of 4901.93sq. m., all on a 2.65 acre site.		
3. Date of Application	02/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/03/1999 2.	1. 20/04/1999 2.
4. Submitted by	Name: Niall D. Brennan Associates, Address: 24 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Mr. Paddy Shovlin, Address: 7-12 Fleet Street, Dublin 2.		
6. Decision	O.C.M. No. 1252  Date 17/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1598  Date 28/07/1999	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.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Niall D. Brennan Associates,  
24 Fitzwilliam Place,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1598	Date of Final Grant 28/07/1999
Decision Order Number 1252	Date of Decision 17/06/1999
Register Reference S99A/0053	Date 20/04/99

**Applicant** Mr. Paddy Shovlin,

**Development** Development comprising of 7 industrial/warehousing units with ancillary offices with a total area of 4901.93sq. m., all on a 2.65 acre site.

**Location** Site B, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22.

**Floor Area** 4901.93 Sq Metres

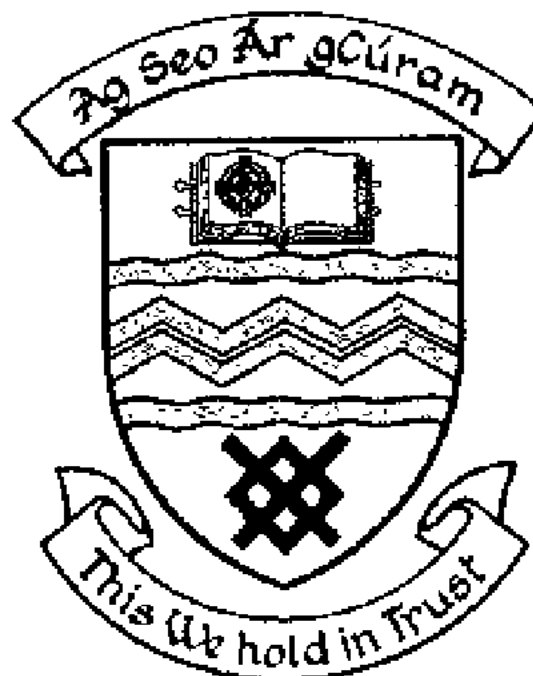
**Time extension(s) up to and including**

**Additional Information Requested/Received** 31/03/1999 /20/04/1999

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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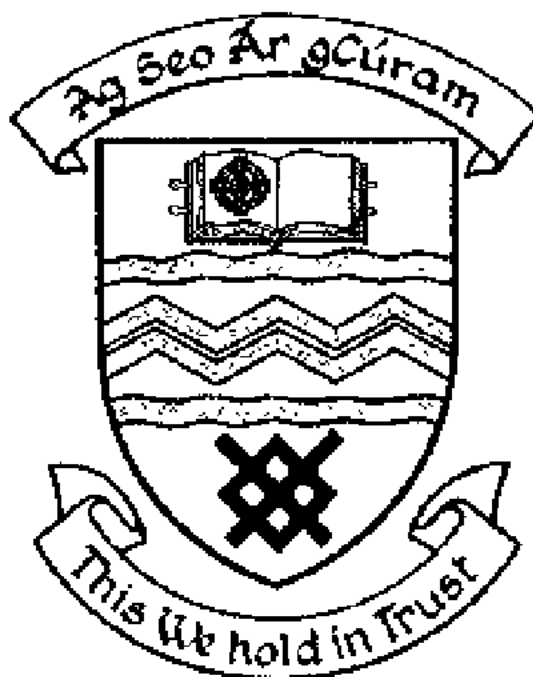
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#### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 20/04/99, 22/04/99 and 03/06/99, 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 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.
- 3 That the developer shall facilitate the Office of Public Works 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.
- 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 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.
- 6 That proposed external finishes shall not be light-reflective.  
REASON:

REG REF. S99A/0053

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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.
- (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.

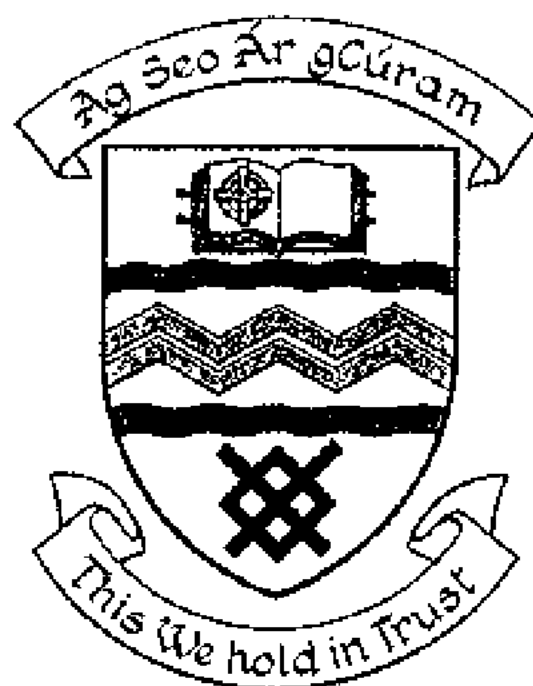
Signed on behalf of South Dublin County Council.

*Eamon Bowler*  
.....29/07/99  
for SENIOR ADMINISTRATIVE OFFICER

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 1252	Date of Decision 17/06/1999
Register Reference S99A/0053	Date: 02/02/99

Applicant Mr. Paddy Shovlin,

Development Development comprising of 7 industrial/warehousing units with ancillary offices with a total area of 4901.93sq. m., all on a 2.65 acre site.

Location Site B, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/03/1999 /20/04/1999

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

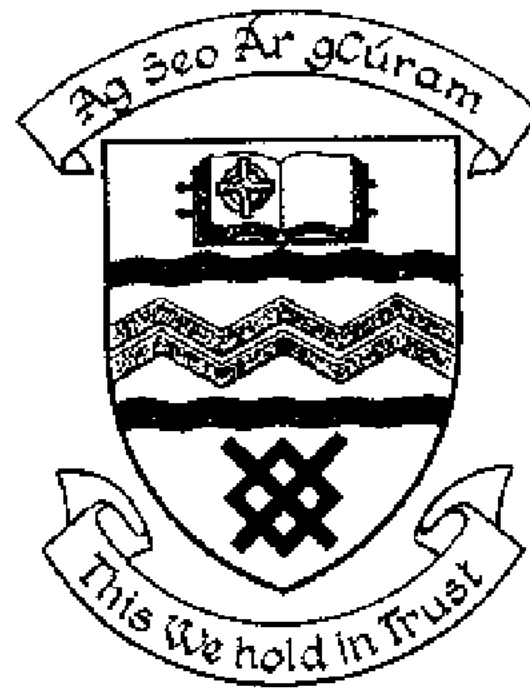
..... 17/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Niall D. Brennan Associates,  
24 Fitzwilliam Place,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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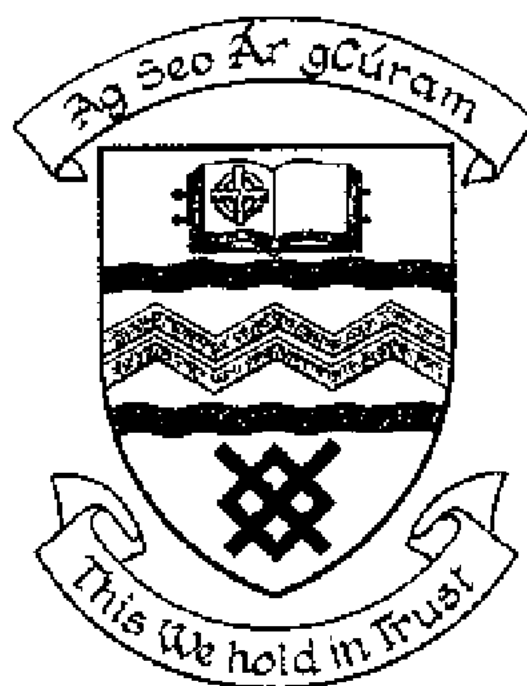
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 20/04/99, 22/04/99 and 03/06/99, 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 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.
- 3 That the developer shall facilitate the Office of Public Works 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.
- 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 details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

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REG. REF. S99A/0053

REASON:

In the interest of amenity.

- 6 That proposed external finishes shall not be light-reflective.

REASON:

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

- 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 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.

- 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.

REASON:

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

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

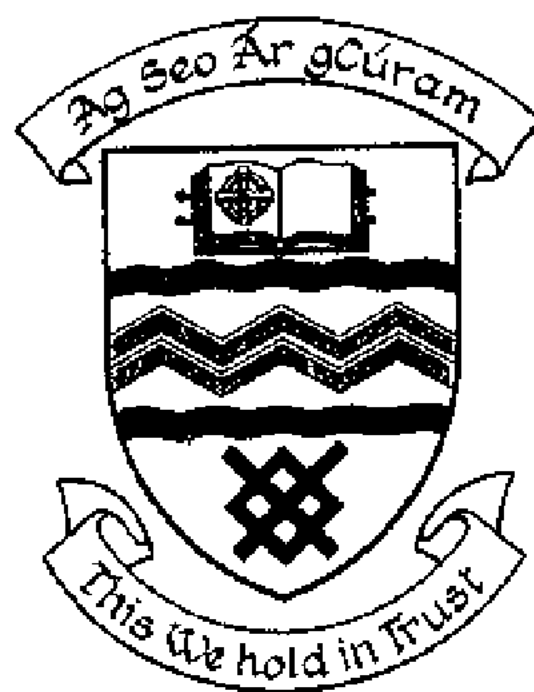
REASON:

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

- 11 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:

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REG REF. S99A/0053

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

- 12 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.



**SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0639	Date of Decision 31/03/1999
Register Reference S99A/0053	Date: 02/02/1999

**Applicant** Mr. Paddy Shovlin,  
**Development** Development comprising of 7 industrial/warehousing units with ancillary offices with a total area of 4901.93sq. m., all on a 2.65 acre site.

**Location** Site B, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/02/1999 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 There is a significant shortfall in the proposed car parking provision relative to the Development Plan Standards. The applicant is requested to clarify how the proposed development can be revised in order to comply with the relevant standards. A reduction in the overall gross floor area of the proposed development is recommended.

In this regard it should be noted that within industrial areas the effective site area required to be provided for car parking is the same for both industrial and warehouse uses. Also it is noted that the proposed development includes a relatively high proportion of office accommodation, and allowance should be made for the higher car parking rate applicable to office use. Applicant is advised to consult with the Council's Roads Department prior to submission of additional information.

Niall D. Brennan Associates,  
24 Fitzwilliam Place,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S99A/0053

- 2 A landscaped strip of minimum 2 metres depth is required to be provided within the site adjoining the boundary to the Nangor Road. A revised site layout drawing is required to show how this requirement is to be fulfilled, together with details of a suitable landscaping scheme to screen car parking areas from the public road.
- 3 Full details of proposed external cladding materials are required including material and colour samples. Proposed finishes should not be light-reflective in the interest of visual amenity and air navigation.

Signed on behalf of South Dublin County Council

*FA*  
.....  
for Senior Administrative Officer

31/03/1999