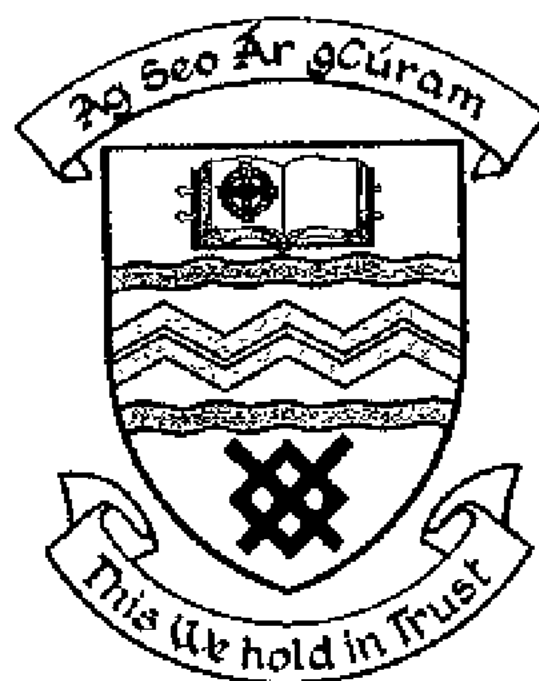


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0009	
1. Location	Rear of Wilton Works, Naas Road, with access from Robinhood Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing industrial units and replacement with 4 new warehouse/manufacturing units, C. 6797 sq.m ancillary offices, marshalling & truck parking yard, associated future 2 level car parking, utility services.		
3. Date of Application	12/01/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/03/1999 2.	1. 23/04/1999 2.
4. Submitted by	Name: Keane Murphy Duff Architecture, Address: 4 Princes St. South, City Quay,		
5. Applicant	Name: J. Sisk & Sons Ltd., Address: Wilton Works, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1286 Date 22/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1662 Date 05/08/1999	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.	

SOUTH DUBLIN COUNTY COUNCIL
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Applications/Registry/Appeals

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Dublin 24

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Keane Murphy Duff Architecture,
4 Princes St. South,
City Quay,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1662	Date of Final Grant 05/08/1999
Decision Order Number 1286	Date of Decision 22/06/1999
Register Reference S99A/0009	Date 23/04/99

Applicant J. Sisk & Sons Ltd.,

Development Demolition of existing industrial units and replacement with 4 new warehouse/manufacturing units, C. 6797 sq.m ancillary offices, marshalling & truck parking yard, associated future 2 level car parking, utility services.

Location Rear of Wilton Works, Naas Road, with access from Robinhood Road, Clondalkin, Dublin 22.

Floor Area 6797.00 Sq Metres

Time extension(s) up to and including

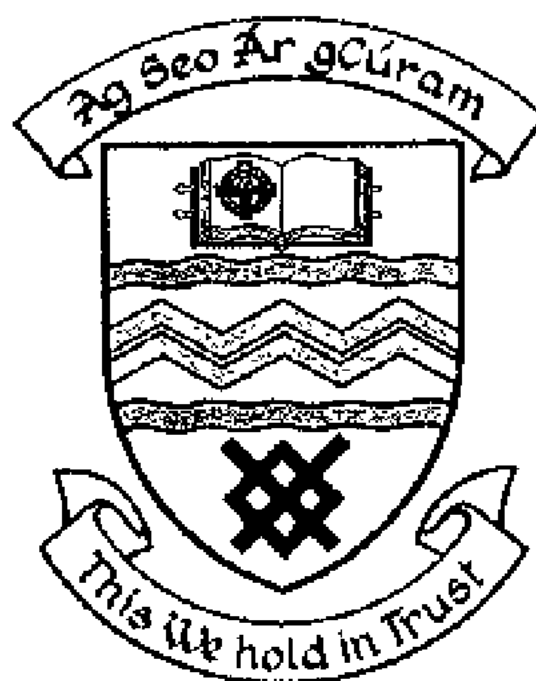
Additional Information Requested/Received 08/03/1999 /23/04/1999

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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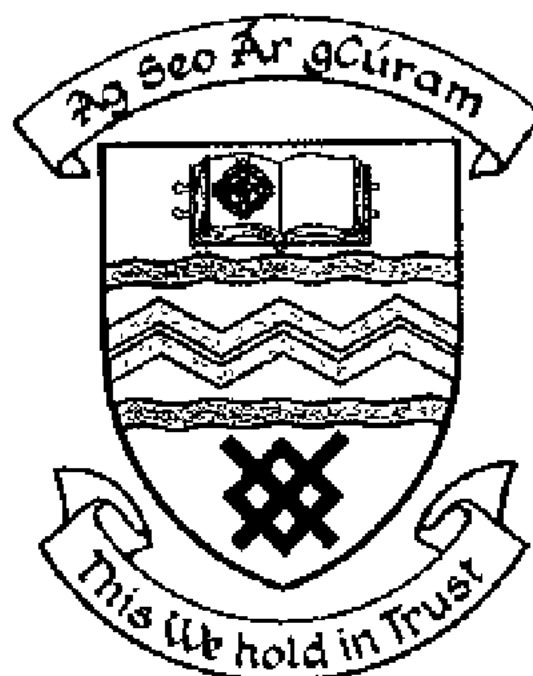
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Conditions and Reasons

- 1 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 by the Planning Authority on 23/04/99, 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 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 4 That the car parking spaces and truck parking spaces indicated on the submitted plans shall be surfaced and clearly marked out and available at all times for car and truck parking respectively and shall not be used for storage or display or other uses other than parking.
 REASON:
 In the interest of road safety.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 The boundary treatment of the Robinhood Road frontage enclosing the loading and marshalling areas shall consist of a wall and railing treatment identical to that on the frontage of the existing training centre.
 REASON:
 In the interest of visual amenity.
- 7 Units 1, 2 and 3 shall only be used for warehousing/ repository purposes and shall not be used for manufacturing or other industrial purposes.

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REASON:

In the interest of road safety on the basis of the number of parking spaces proposed.

- 8 Vehicular access and egress to the proposed four units and the proposed two level car park shall be from Robinhood Road only and shall not be from the Naas Road.

REASON:

In the interest of road safety.

- 9 The applicant shall ensure a full and complete separation of foul and surface water drainage systems.

REASON:

To secure satisfactory drainage.

- 10 All waste water from proposed kitchens/canteens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.

REASON:

To secure satisfactory drainage.

- 11 The applicant shall reroute all surface waters from discharging to the existing 300mm diameter sewer in order to discharge to the existing 525mm diameter surface water sewer when either the Council takes the 525mm sewer in charge or indicates that it is appropriate to make such a connection.

REASON:

To secure satisfactory drainage.

- 12 That a financial contribution in the sum of £54,874 (fifty four thousand eight hundred and seventy four 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 £142,737 (one hundred and forty two thousand seven hundred and thirty seven 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.

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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.

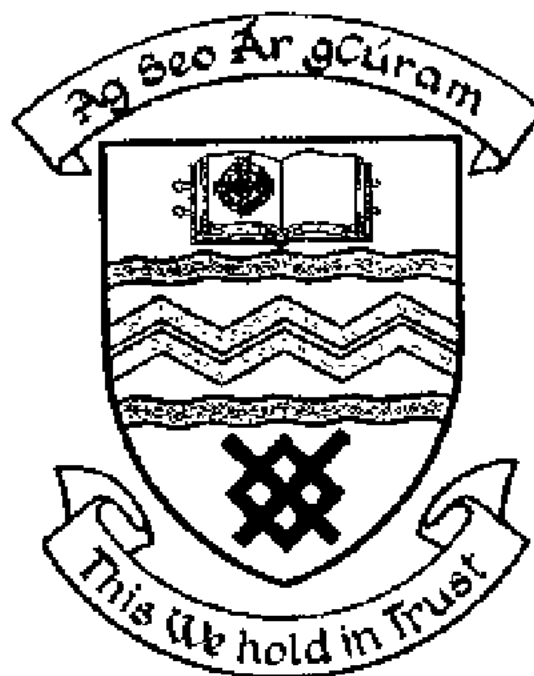
- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £83,000 (eighty three 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 £50,000 (fifty 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.

- (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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REASON:

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- 14 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:-
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Or./...
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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:

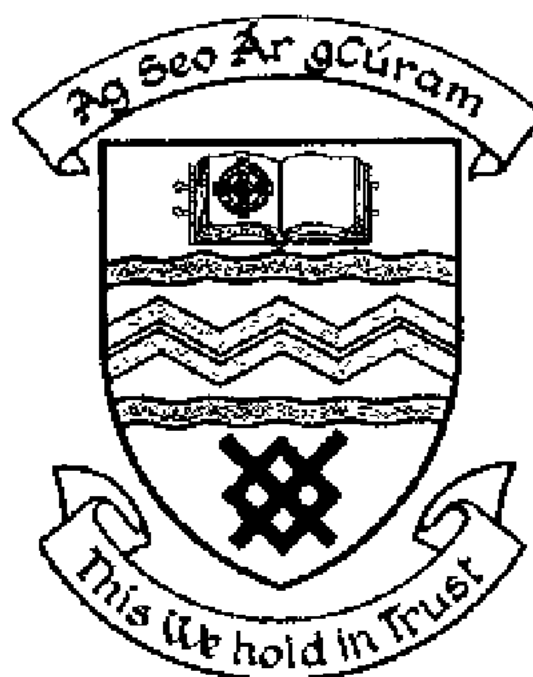
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

REG. REF. S99A/0009 SOUTH DUBLIN COUNTY COUNCIL
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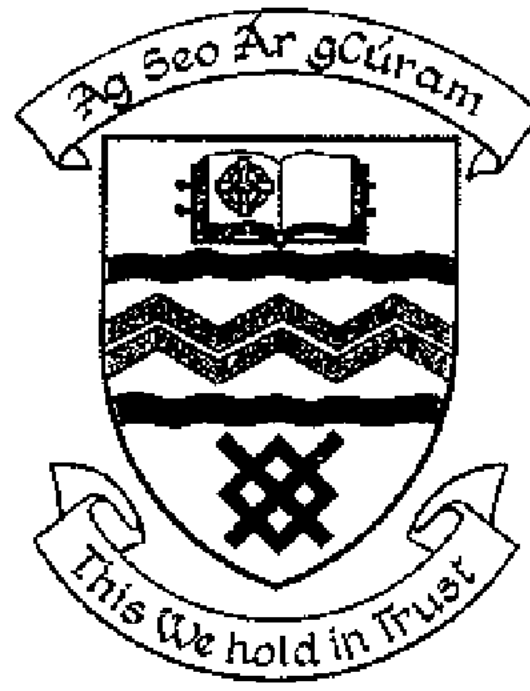
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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

E. J. O'Sullivan
.....06/08/99
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 1286	Date of Decision 22/06/1999
Register Reference S99A/0009	Date: 12/01/99

Applicant J. Sisk & Sons Ltd.,

Development Demolition of existing industrial units and replacement with 4 new warehouse/manufacturing units, C. 6797 sq.m ancillary offices, marshalling & truck parking yard, associated future 2 level car parking, utility services.

Location Rear of Wilton Works, Naas Road, with access from Robinhood Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/03/1999 /23/04/1999

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

..... 22/06/99
for SENIOR ADMINISTRATIVE OFFICER

Keane Murphy Duff Architecture,
4 Princes St. South,
City Quay,
Dublin 2.

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REG REF. S99A/0009

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 by the Planning Authority on 23/04/99, 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 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 That the car parking spaces and truck parking spaces indicated on the submitted plans shall be surfaced and clearly marked out and available at all times for car and truck parking respectively and shall not be used for storage or display or other uses other than parking.
REASON:
In the interest of road safety.
- 5 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.
- 6 The boundary treatment of the Robinhood Road frontage enclosing the loading and marshalling areas shall consist of a wall and railing treatment identical to that on the

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REG. REF. S99A/0009

frontage of the existing training centre.

REASON:

In the interest of visual amenity.

- 7 Units 1, 2 and 3 shall only be used for warehousing/
repository purposes and shall not be used for manufacturing
or other industrial purposes.

REASON:

In the interest of road safety on the basis of the number of
parking spaces proposed.

- 8 Vehicular access and egress to the proposed four units and
the proposed two level car park shall be from Robinhood Road
only and shall not be from the Naas Road.

REASON:

In the interest of road safety.

- 9 The applicant shall ensure a full and complete separation of
foul and surface water drainage systems.

REASON:

To secure satisfactory drainage.

- 10 All waste water from proposed kitchens/canteens shall be
routed via an appropriate grease trap or grease removal
system before being discharged to the public sewer.

REASON:

To secure satisfactory drainage.

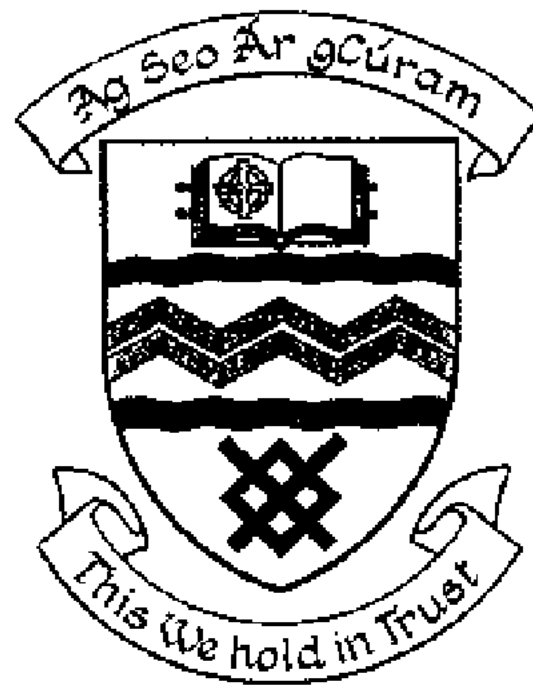
- 11 The applicant shall reroute all surface waters from
discharging to the existing 300mm diameter sewer in order to
discharge to the existing 525mm diameter surface water sewer
when either the Council takes the 525mm sewer in charge or
indicates that it is appropriate to make such a connection.

REASON:

To secure satisfactory drainage.

- 12 That a financial contribution in the sum of £54,874 (fifty
four thousand eight hundred and seventy four 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.

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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 £142,737 (one hundred and forty two thousand seven hundred and thirty seven 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 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 £83,000 (eighty three 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 £50,000 (fifty 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

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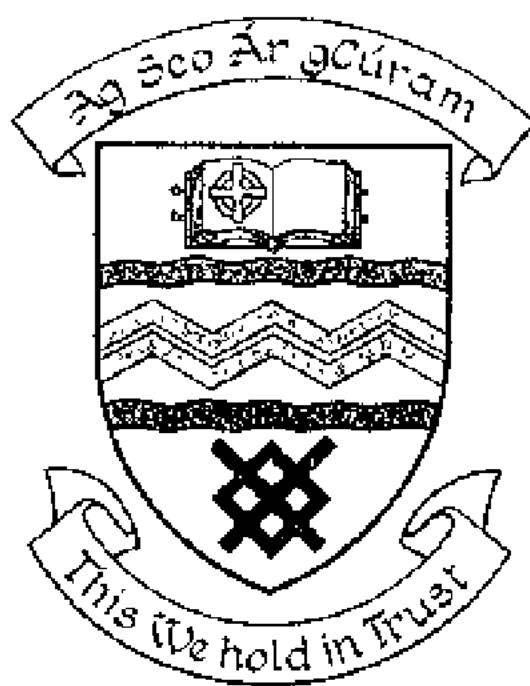
REG. REF. S99A/0009

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.

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

Decision Order Number 0870	Date of Decision 08/03/1999
Register Reference S99A/0009	Date: 12/01/1999

Applicant J. Sisk & Sons Ltd.,
Development Demolition of existing industrial units and replacement
 with 4 new warehouse/manufacturing units, C. 6797 sq.m
 ancillary offices, marshalling & truck parking yard,
 associated future 2 level car parking, utility services.

Location Rear of Wilton Works, Naas Road, with access from Robinhood
 Road, Clondalkin, Dublin 22.

App. Type Permission

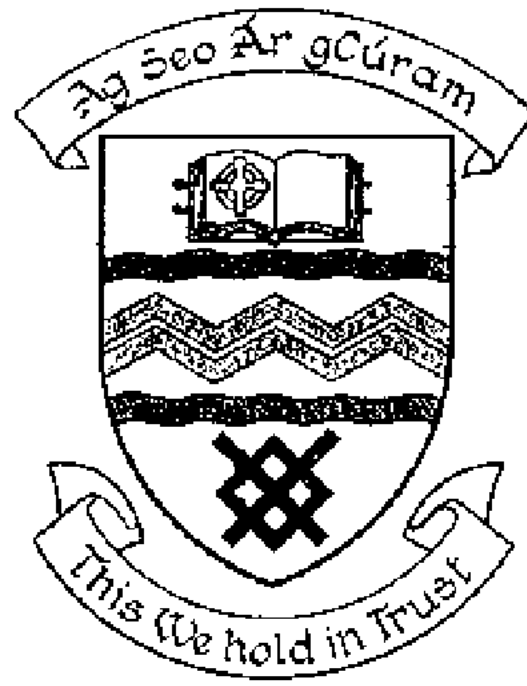
Dear Sir/Madam,

With reference to your planning application, received on 12/01/1999 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 requested to submit revised plans/details showing a car parking layout of 340 spaces for the overall site (including Headquarters/Offices, training centre and proposed warehouses) to meet Development Plan standards. Alternatively an accordingly reduced floor area for the new development can be indicated with a parking layout for the whole site to Development Plan standards.
- 2 The applicant is requested to submit revised plans showing the new 2 level car park to have access from Robinhood Road only.
- 3 The applicant is requested to submit plans/details of proposed boundary treatment where practicable to Robinhood Road. The Planning Authority considers the wall and railing treatment to the training centre should be continued as far as is practicable.

Keane Murphy Duff Architecture,
4 Princes St. South,
City Quay,
Dublin 2.

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- 4 The applicant is requested to submit full details and plans of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. The applicant is requested to include details and plans of surface water drainage of the marshalling yard and existing buildings which it is proposed to retain. There must be full and complete separation of foul and surface water systems. The applicants drawings indicate that both foul and surface water discharges to the public sewer as a combined drain. This is not acceptable.
- 5 The applicant is requested to submit full details of all surface water routed via an appropriate grease trap and petrol interceptor system before being discharged to the public sewer. Details of the interceptor system are requested of the applicant.
- 6 The applicant is requested to submit plans/details indicating that the watermain layout is to be in accordance with Part B of the 1997 Building Regulations.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

08/03/1999

