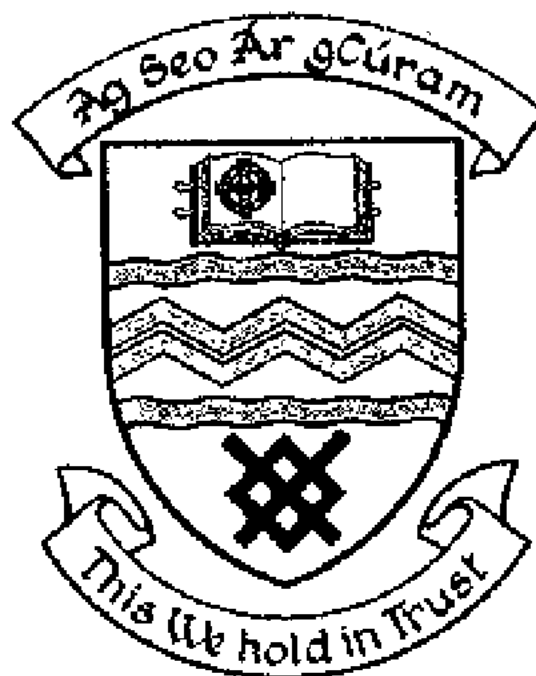


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0928	
1. Location	52 Broomhill Road, Tallaght, Dublin 24		
2. Development	4,500 sq.m of light industrial/telemarketing/information technology/software development/data processing in a three storey plus part penthouse building on a 1.34 acre site.		
3. Date of Application	24/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/02/1999 2.	1. 05/05/1999 2.
4. Submitted by	Name: Horan Keogan Ryan Address: 40 Main Street, Blackrock,		
5. Applicant	Name: The Broom Partnership, Address: 60 Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 1367 Date 01/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1713 Date 11/08/1999	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT
Applications/Registry/Appeals

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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Fax: 01-414 9104

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

Horan Keogan Ryan,
40 Main Street,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1713	Date of Final Grant 11/08/1999
Decision Order Number 1367	Date of Decision 01/07/1999
Register Reference S98A/0928	Date 05/05/99

Applicant The Broom Partnership,

Development 4,500 sq.m of light industrial/telemarketing/information technology/software development/data processing in a three storey plus part penthouse building on a 1.34 acre site.

Location 52 Broomhill Road, Tallaght, Dublin 24.

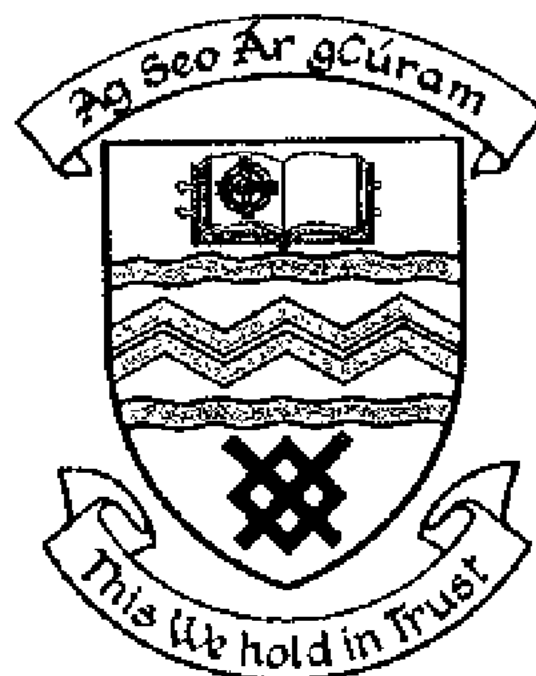
Floor Area 4500.00 Sq Metres

Time extension(s) up to and including 02/03/1999

Additional Information Requested/Received 25/02/1999 /05/05/1999

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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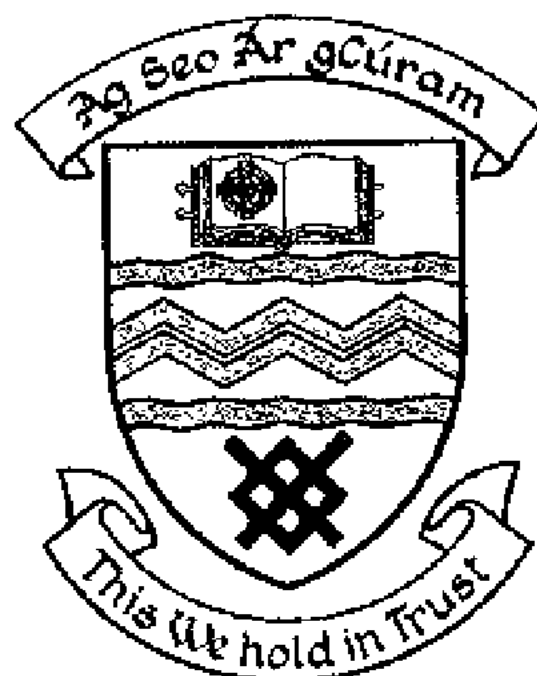
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Conditions and Reasons

- 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 05/05/99, 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 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.
- 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 car parking area shall be clearly marked out and available at all times for car parking use.
 REASON:
 In the interest of road safety.
- 7 That a financial contribution in the sum of £36,330 (thirty six thousand three hundred and thirty 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:

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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.

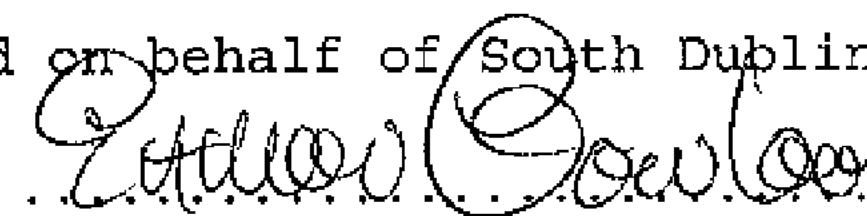
- 8 That a financial contribution in the sum of £94,500 (ninety four thousand five hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; 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.

- (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.


12/08/99
for SENIOR ADMINISTRATIVE OFFICER

Telefon: 01-414 9000
Facs: 01-414 9104

Telephone: 01-414 9000
Fax: 01-414 9104

Decision Order Number 1367	Date of Decision 01/07/1999
Register Reference S98A/0928	Date: 24/12/98

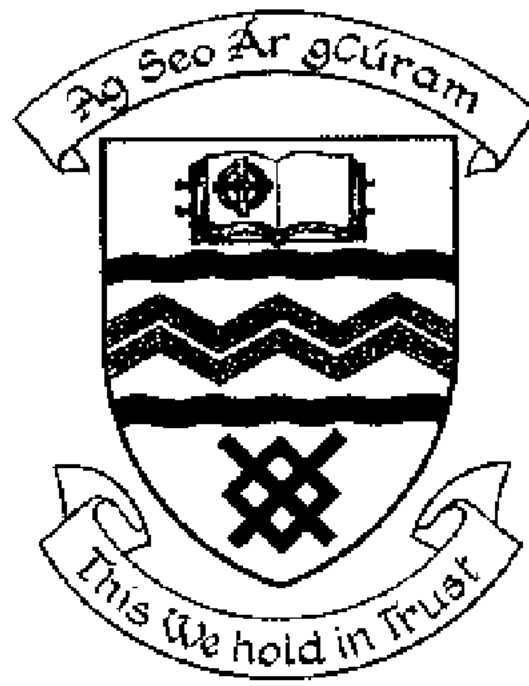
..... 01/07/99
for SENIOR ADMINISTRATIVE OFFICER

Page 1 of 3

SOUTH DUBLIN COUNTY COUNCIL
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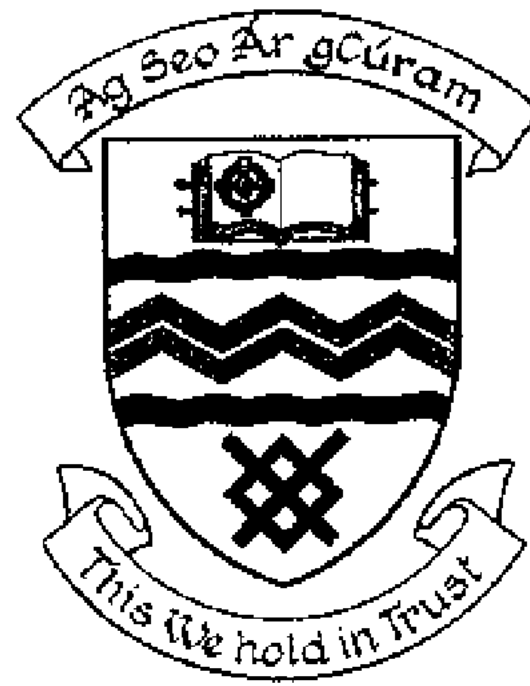
Conditions and Reasons

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REASON:
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REASON:
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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.

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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.

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

Decision Order Number 0407	Date of Decision 25/02/1999
Register Reference S98A/0928	Date: 24/12/1998

Applicant The Broom Partnership,
Development 4,500 sq.m of light industrial/telemarketing/information
 technology/software development/data processing in a three
 storey plus part penthouse building on a 1.34 acre site.

Location 52 Broomhill Road, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/12/1998 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 It is the opinion of the Planning Authority that the use of the proposed building is likely to be more akin to office use than to light industry given the design and layout of the building itself and the site layout which provides only for car parking with no provision for commercial vehicles, loading and unloading. In the circumstances the appropriate car parking standard is 1 car space per 25 sq.m. gross floor area. This generates a requirement for 180 spaces. The applicant is requested to indicate how this standard can be complied with.
- 2 The applicant is requested to submit full details of the proposed foul and surface water drainage systems and watermain layout up to and including the points of connection to the public mains.

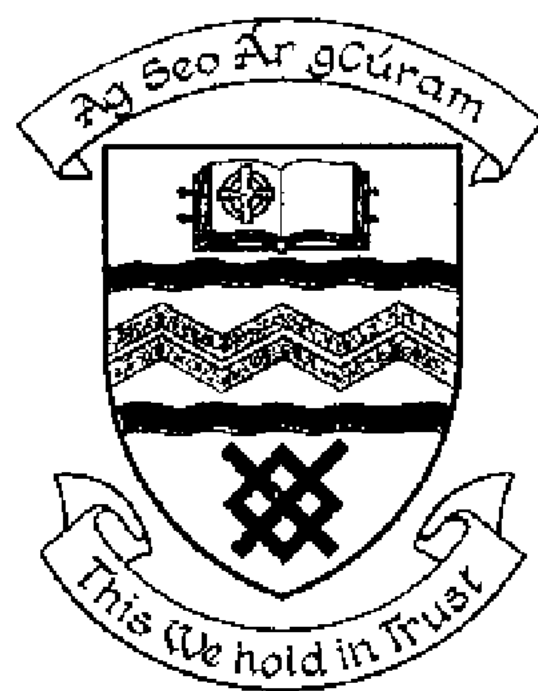
Signed on behalf of South Dublin County Council

Horan Keogan Ryan,
40 Main Street,
Blackrock,
Co. Dublin.

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.....DC.....
for Senior Administrative Officer

25/02/1999