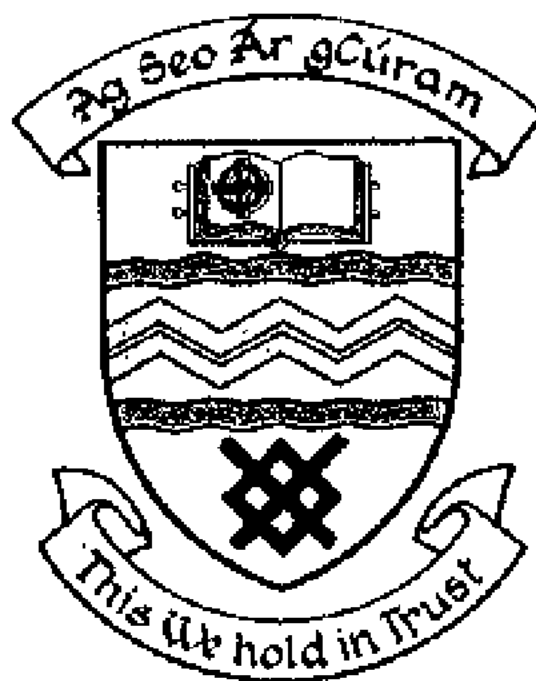


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0888	
1. Location	Industrial lands at Ballymount, Dublin 24.		
2. Development	Site development works, roads, services, site access and the erection of block A, 14 advanced units, block B, 10 advanced units, for use as light industry/warehousing with ancillary office accommodation.		
3. Date of Application	22/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates Architect, Address: 127 Phisbsboro Road, Dublin 7		
5. Applicant	Name: Calmount Holdings Ltd. Address: 8-10 Rockhill, Main Street, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0339 Date 18/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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



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Dublin 24

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Horan Associates Architect,
127 Phisbsboro Road,
Dublin 7

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0339	Date of Decision 18/02/1999
Register Reference S98A/0888	Date 22nd December 1998

Applicant Calmount Holdings Ltd.

Development Site development works, roads, services, site access and the erection of block A, 14 advanced units, block B, 10 advanced units, for use as light industry/warehousing with ancillary office accommodation.

Location Industrial lands at Ballymount, Dublin 24.

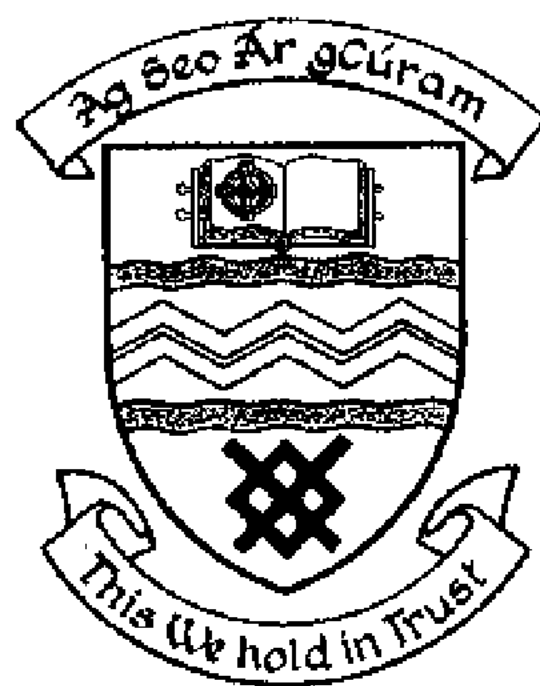
Floor Area 10048.00 Sq Metres

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 (16) Conditions.

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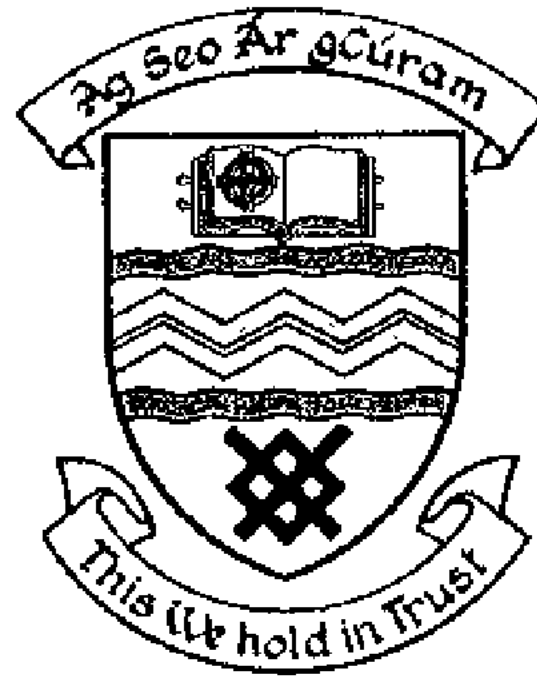
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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 the parking areas shown on the submitted plans are surfaced, marked out and retained for that purpose.
 REASON:
 In the interest of traffic safety.
- 6 Details of external facing materials, including colour scheme, shall be submitted to the Planning Authority for agreement prior to the commencement of development.
 REASON:
 To serve a satisfactory appearance to the development.
- 7 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.

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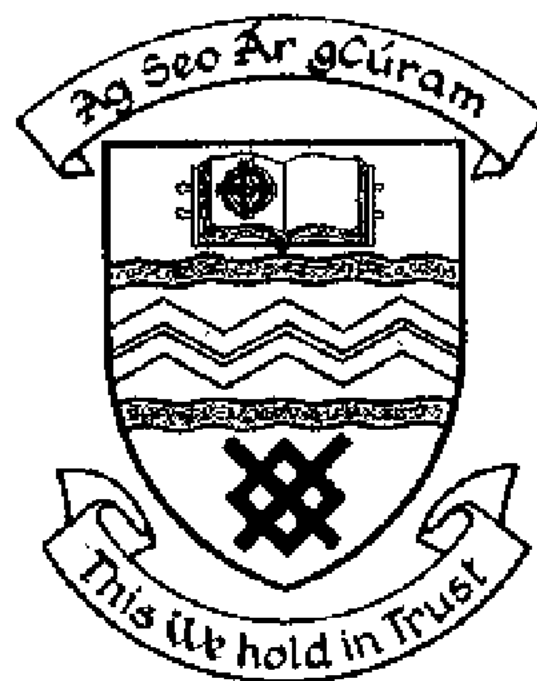
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- 8 A detailed landscaping scheme shall be submitted to the Planning Authority for agreement prior to the commencement of development.
 REASON:
 To secure a satisfactory appearance to the development.
- 9 Boundary treatment shall be as in the South Dublin County Council drawing 17/12/98 WR01 submitted with the application.
 REASON:
 To secure a satisfactory appearance to the development.
- 10 No permission is hereby granted for the building indicated as Block C in the submitted plans.
 REASON:
 Block C does not form part of this planning permission.
- 11 Site boundaries (including the roundabout vision splay at Ballymount Avenue) shall be in accordance with South Dublin County Council drawing LA/040/97 submitted with the application.
 REASON:
 In the interests of the proper planning and development of the area.
- 12 Construction of Road 1 and Road 2 shall be in accordance with the conditions of sale of the lands at Ballymount.
 REASON:
 In the interest of the proper planning and development of the area.
- 13 There shall be full and complete separation of foul and surface water systems and no building shall be within 5 metres of a public sewer or sewer with the potential to be taken in charge.
 REASON:
 In the interest of public health.
- 14 The existing stream shall be culverted in accordance with Drawing No's. LA/041/97 and LA/040/97 prepared by South Dublin County Council and there shall be a 375mm diameter connection to Manhole S18 as shown on Drawing No. F9231/105 prepared by Fahy Fitzpatrick, Consulting Engineers, for South Dublin County Council.
 REASON:
 In the interest of the proper planning and development of the area.

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- 15 That a financial contribution in the sum of £44,760 (forty four thousand seven hundred and sixty 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.

- 16 That a financial contribution in the sum of money equivalent to the value of £186,500 (one hundred and eight six thousand five 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.

- (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.

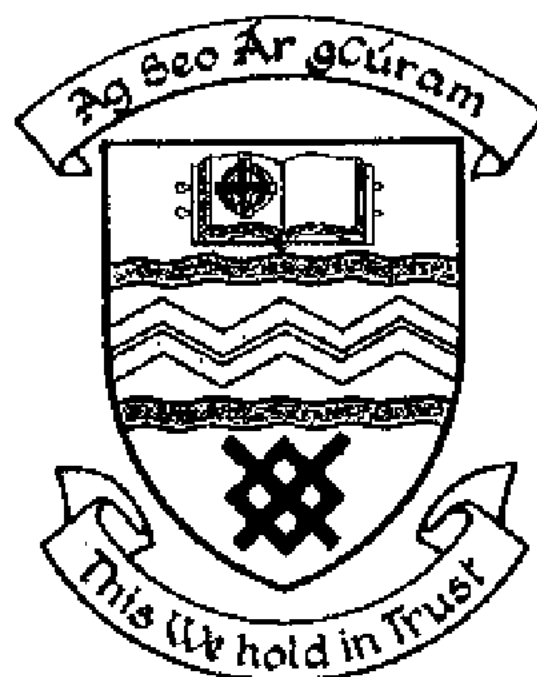
Signed on behalf of South Dublin County Council.

REG. REF. S98A/0888

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Edward Grew 7th
.....April 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 0339	Date of Decision 18/02/1999
Register Reference S98A/0888	Date: 22/12/1998

Applicant Calmount Holdings Ltd.

Development Site development works, roads, services, site access and the erection of block A, 14 advanced units, block B, 10 advanced units, for use as light industry/warehousing with ancillary office accommodation.

Location Industrial lands at Ballymount, Dublin 24.

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

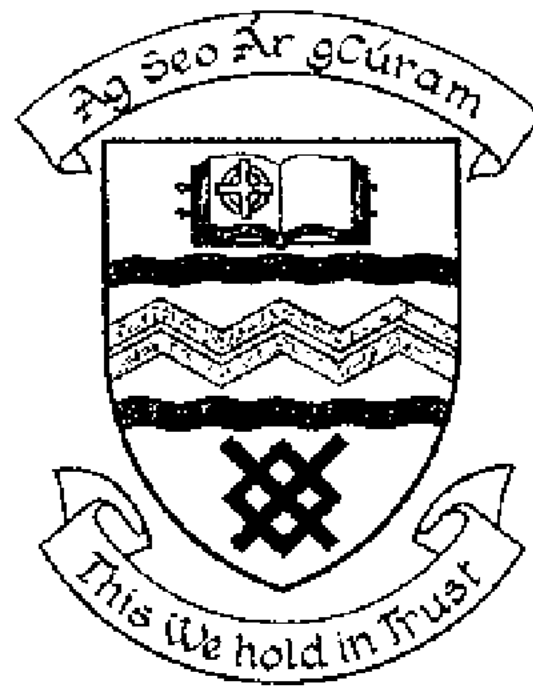

..... 18/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architect,
127 Phisbsboro Road,
Dublin 7

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REASON:
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