

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0588	
1. Location	No. 6 Ballymount Road Upper, Dublin 12.		
2. Development	Demolish derelict cottage and construct a two storey block (c.1410 sq.m) for office based industry.		
3. Date of Application	06/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/11/2001 2.	1. 08/03/2002 2.
4. Submitted by	Name: Intergrated Development Services, Address: 45 Coolmine Industrial Estate., Dublin 15.		
5. Applicant	Name: Larnwood Ltd, Address: 129 Upper Main Street, Castleisland, Co. Kerry.		
6. Decision	O.C.M. No. 0947 Date 02/05/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2230 Date 18/06/2002	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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Intergrated Development Services,
45 Coolmine Industrial Estate.,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2230	Date of Final Grant 18/06/2002
Decision Order Number 0947	Date of Decision 02/05/2002
Register Reference S01A/0588	Date 08/03/02

Applicant Larnwood Ltd,

Development Demolish derelict cottage and construct a two storey block
(c.1410 sq.m) for office based industry.

Location No. 6 Ballymount Road Upper, Dublin 12.

Floor Area 1410.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/11/2001 /08/03/2002

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

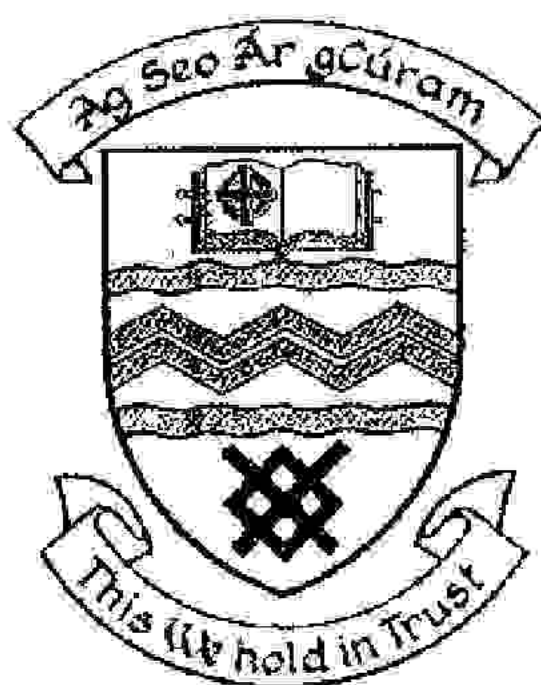
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Conditions and Reasons

- 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 08/03/02, 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 The proposed development hereby permitted shall be used for the purposes of Office Based Industry only, as defined in the 1998 South Dublin County Development Plan, unless otherwise permitted by an Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 3 The unit shall be laid out, and the entrance to the site constructed, as per drawing no. 2001/30/7A, submitted as additional information on 08/03/02.
REASON:
In the interests of the proper planning and development of the area.
- 4 The Mobility Management Plan, submitted as additional information on 08/03/02, and all proposals contained therein, shall be implemented as part of the development hereby permitted.
REASON:
In the interests of the sustainable development of this industrial area and in order to achieve a greater modal split.
- 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 Prior to the commencement of development, the applicant shall submit a landscape plan and details relating to boundary treatment for the written agreement of the Planning Authority. The applicant is advised that palisade fencing should be avoided in this instance. Particular attention should be given to the roadside boundary.

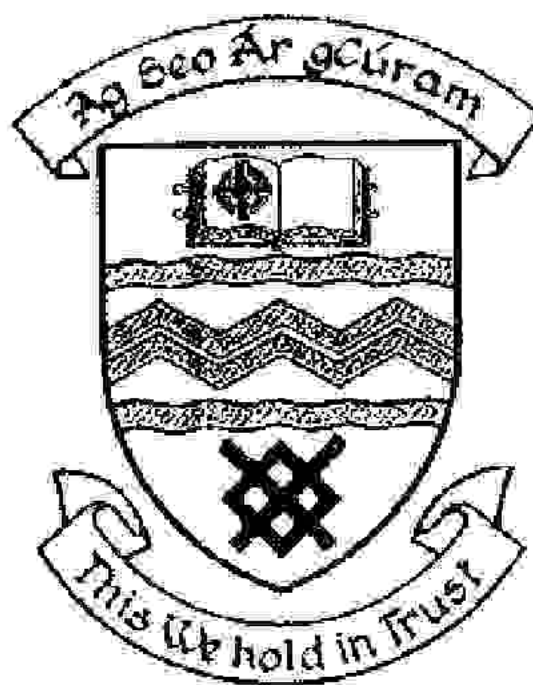
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REASON:

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

- 7 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall be satisfied in this regard.
- (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
 - (iii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (iv) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
 - (v) The property shall have its own connection to the public watermain and full 24hour storage. No part of the building shall be more than 46m from the nearest hydrant.
 - (vi) The water supply to the development shall be commercially metered.
 - (vii) The connection to, and tapping of, public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 8 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.

- 9 That a financial contribution in the sum of EUR 14,449 (fourteen thousand four hundred and forty nine euro) 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

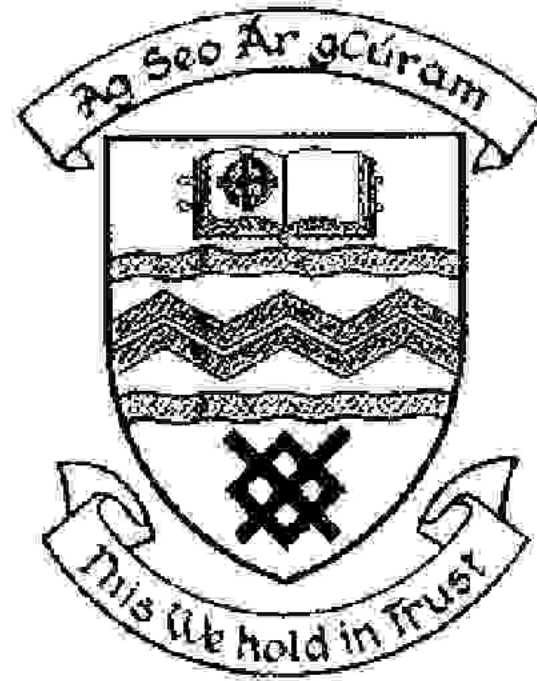
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development on the site.

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.

- 10 That a financial contribution in the sum of EUR 37,591 (thirty seven thousand five hundred and ninety one euro) 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.

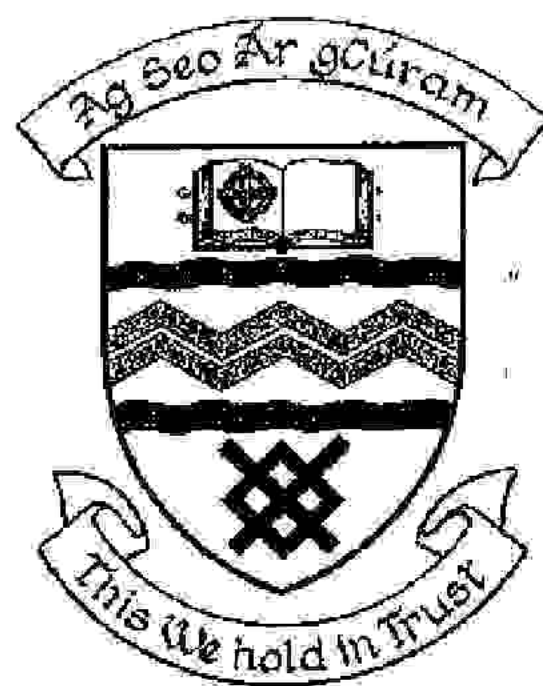
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.


.....20/06/02
for SENIOR ADMINISTRATIVE OFFICER

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3304	Date of Decision 02/11/2001
Register Reference S01A/0588	Date: 06/09/01

Applicant Larnwood Ltd,
Development Demolish derelict cottage and construct a two storey block
(c.1410 sq.m) for office based industry.

Location No. 6 Ballymount Road Upper, Dublin 12.

App. Type Permission

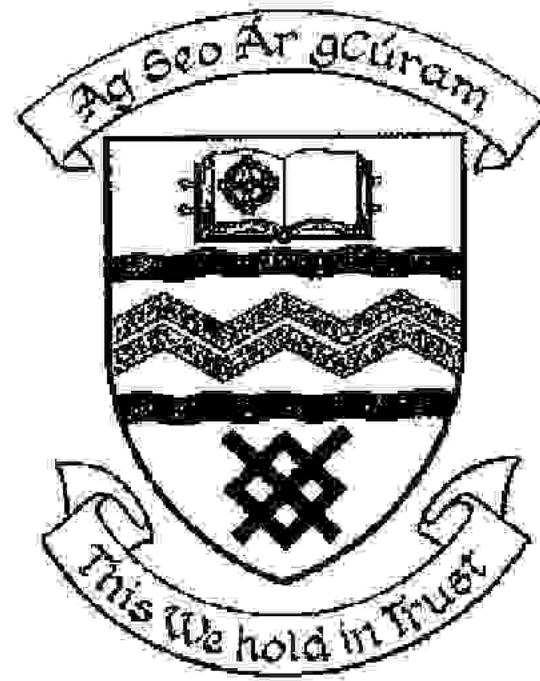
Dear Sir/Madam,

With reference to your planning application, received on 06/09/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to clarify the precise nature of the proposed office use including precise details of the intended occupier or user of the building and evidence that the development will be used for office-based industry and not speculative office development. The applicant shall note that the definition of office-based industry contained in the County Development Plan is: "Office-based activities concerned with the output of a specified product or service, including: data processing, software development, information technology, technical consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing. Other uses not specified above may be included in the future at the discretion of the Planning Authority".
- 2 The Planning Authority is concerned about the precedent that a grant of permission might establish for further office-

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REG REF. S01A/0588

type developments within the vicinity, having regard to the traffic generation that would result from a high-intensity employment use such as offices. In view of this, the applicant is requested to submit a Mobility Management Plan addressing the mobility requirements of the site. This should include information such as the projected number of employees and the projected modal split (walking, bicycle, public transport, car, etc.). Issues that should be addressed include the potential of public transport to serve the site, an appropriate parking strategy, developer-funded public transport linkages to strategic public transportation corridors and other appropriate measures to minimise the development's reliance on car-based commuting. The Mobility Management Plan should contain absolute commitments to meeting accepted targets, and shall detail precisely the measures proposed to achieve this.

- 3 In order to improve the road frontage of the development, the applicant is requested to submit revised drawings relocating the proposed building forward on the site such that the building line accords with the adjoining development granted permission under S99A/0826 and the existing building to the north-west.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

02/11/01