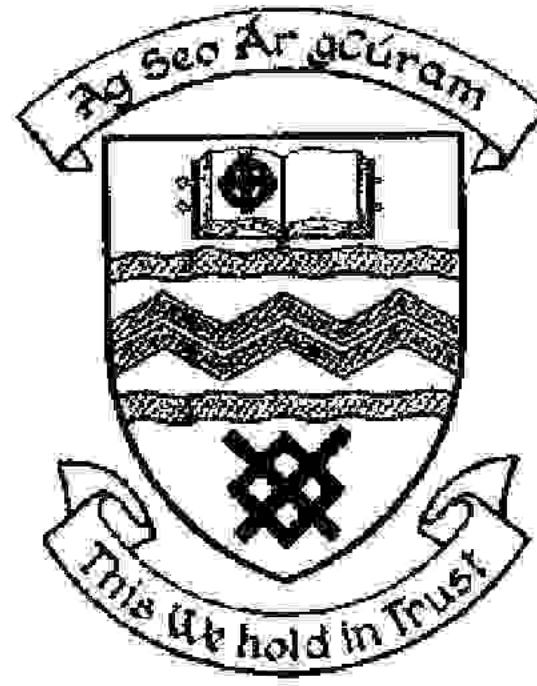


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0270	
1. Location	The PMPA Building, Red Cow Complex, Naas Road, Dublin 22.		
2. Development	Change of use from offices and showrooms to boardrooms and administration offices with first floor storage over and also the retention of existing boardrooms.		
3. Date of Application	08/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Duffy Design Group Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: Tom Moran Address: Morans Hotels Ireland Ltd, Red Cow Complex, Naas Rd, Dub 12		
6. Decision	O.C.M. No. 2328 Date 06/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2684 Date 15/08/2001	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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John Duffy Design Group
24 The Crescent,
Monkstown,
Co Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2684	Date of Final Grant 15/08/2001
Decision Order Number 2328	Date of Decision 06/07/2001
Register Reference S01A/0270	Date 08/05/01

Applicant Tom Moran

Development Change of use from offices and showrooms to boardrooms and administration offices with first floor storage over and also the retention of existing boardrooms.

Location The PMPA Building, Red Cow Complex, Naas Road, Dublin 22.

Floor Area 6639.00 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 (10) Conditions.

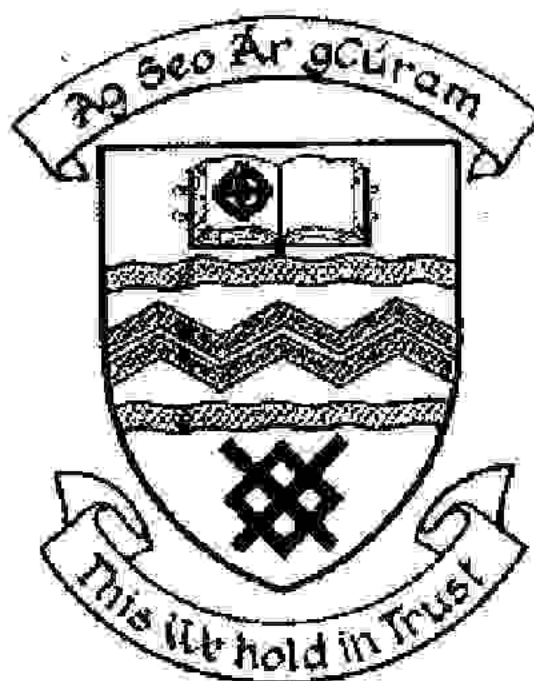
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REG REF. S01170270

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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 The office content of the proposed development shall be restricted for use as offices, boardroom, and storage ancillary to the existing use of the subject premises for the conference centre, hotel, boardroom, storage functions and shall not be sub-divided from the existing premises either by way of sale or letting or otherwise.

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

- 3 The applicant shall comply with the requirements of the Roads Department, South Dublin County Council with regard to the following:

(a) within 1 month of the date of the grant of this permission the applicant shall agree the location of the proposed footpath from the new access on Turnpike Road extending towards the Naas Road, to the adjoining footpath, with the Planning Authority and work thereon to be completed in accordance with Condition No.11 of S96A/0408 within a further 3 months.

(b) Condition No.10 of S96A/0408 to be complied with as soon as the Luas construction works presently in progress are completed.

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

- 4 The applicant shall comply with the requirements of the Environmental Services Department South Dublin County Council with regard to the following:

■ Applicant shall ensure full and complete separation of foul and surface water systems.

■ All wastewater from canteen kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.

■ All liquid storage tanks and drum storage area shall be adequately banded.

■ All surface water runoff from vehicle parking /

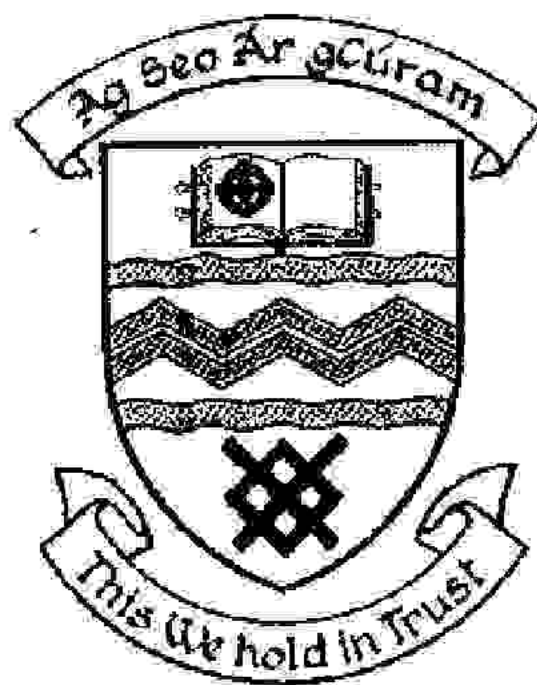
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REG. REF. S0170/00

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marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

■ If not already the case, the water supply to the unit shall be commercially metered.

■ Applicant to provide full 24-hour water storage for the development.

Reason: In the interest of public health and in order to comply with the Sanitary Services Acts, 1878-1964

- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 6 That adequate off-street car parking facilities be provided on the site to cater for the extension.

REASON:

In the interest of traffic safety.

- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 8 That no advertising sign or structure be erected except these which are exempted development, without prior approval of the 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 £1,804 (one thousand eight hundred and four pounds) EUR 2,291 (two thousand two hundred and ninety one euros) 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:

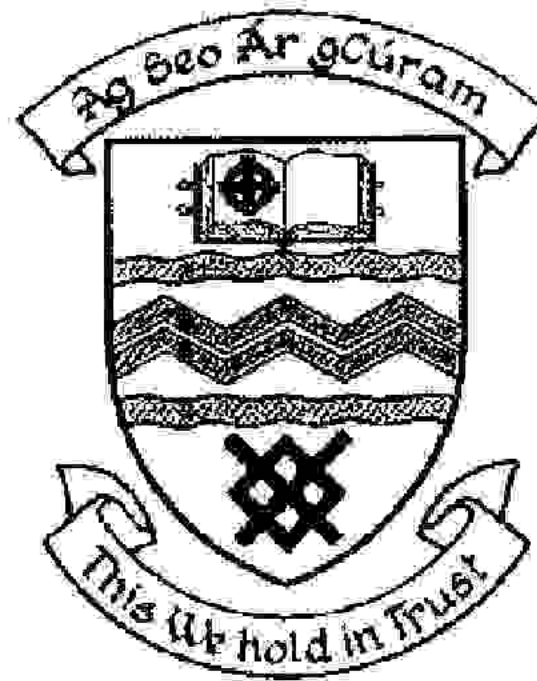
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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REG REF. S0117/0170 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of £4,693 (four thousand six hundred and ninety three pounds) EUR 5,958 (five thousand nine hundred and fifty eight euros) 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.

.....17/08/01
for SENIOR ADMINISTRATIVE OFFICER

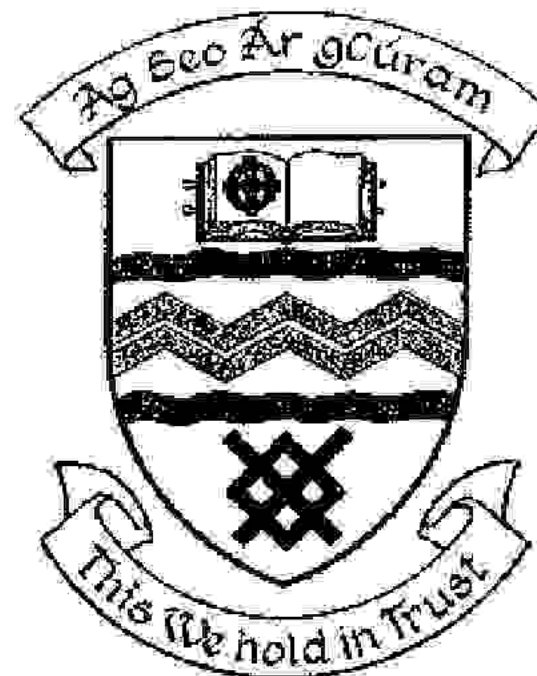
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0270	
1. Location	The PMPA Building, Red Cow Complex, Naas Road, Dublin 22.		
2. Development	Change of use from offices and showrooms to boardrooms and administration offices with first floor storage over and also the retention of existing boardrooms.		
3. Date of Application	08/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Duffy Design Group Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: Tom Moran Address: Morans Hotels Ireland Ltd, Red Cow Complex, Naas Rd, Dub 12		
6. Decision	O.C.M. No. 2328 Date 06/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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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.	

R

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2328	Date of Decision 06/07/2001
Register Reference S01A/0270	Date: 08/05/01

Applicant Tom Moran

Development Change of use from offices and showrooms to boardrooms and administration offices with first floor storage over and also the retention of existing boardrooms.

Location The PMPA Building, Red Cow Complex, Naas Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

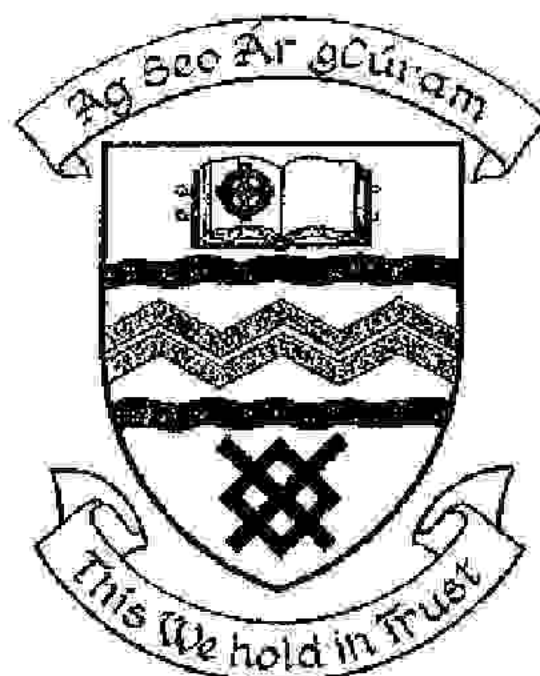
..... 06/07/01
for SENIOR ADMINISTRATIVE OFFICER

John Duffy Design Group
24 The Crescent,
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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 The office content of the proposed development shall be restricted for use as offices, boardroom, and storage ancillary to the existing use of the subject premises for the conference centre, hotel, boardroom, storage functions and shall not be sub-divided from the existing premises either by way of sale or letting or otherwise.

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

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(b) Condition No.10 of S96A/0408 to be complied with as soon as the Luas construction works presently in progress are completed.

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

- 4 The applicant shall comply with the requirements of the Environmental Services Department South Dublin County Council with regard to the following:

■ Applicant shall ensure full and complete separation of foul and surface water systems.

■ All wastewater from canteen kitchens shall be routed via

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REG. REF. S01A/0270

an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.

- All liquid storage tanks and drum storage area shall be adequately banded.
- 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.
- If not already the case, the water supply to the unit shall be commercially metered.
- Applicant to provide full 24-hour water storage for the development.

Reason: In the interest of public health and in order to comply with the Sanitary Services Acts, 1878-1964

- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 6 That adequate off-street car parking facilities be provided on the site to cater for the extension.

REASON:

In the interest of traffic safety.

- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

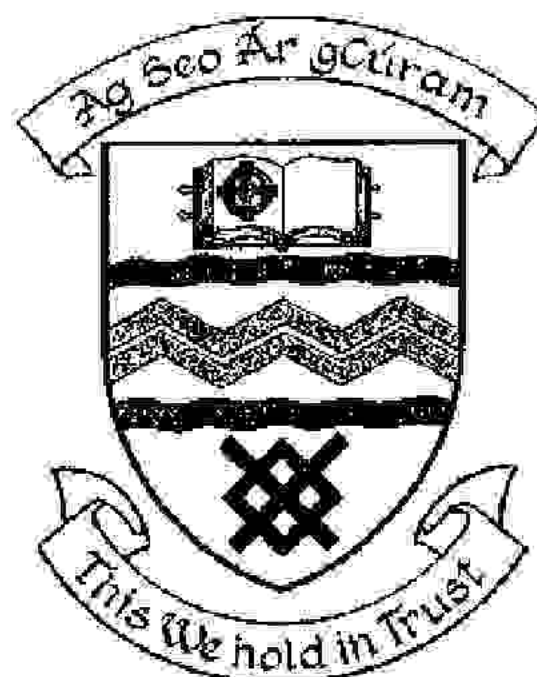
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REASON:

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

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- 9 That a financial contribution in the sum of £1,804 (one thousand eight hundred and four pounds) EUR 2,291 (two thousand two hundred and ninety one euros) 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.

- 10 That a financial contribution in the sum of £4,693 (four thousand six hundred and ninety three pounds) EUR 5,958 (five thousand nine hundred and fifty eight euros) 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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M.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2328	Date of Decision 06/07/2001
Register Reference S01A/0270	Date: 08/05/01

Applicant Tom Moran

Development: Change of use from offices and showrooms to boardrooms and administration offices with first floor storage over and also the retention of existing boardrooms.

Location The PMPA Building, Red Cow Complex, Naas Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (10) on the attached Numbered Pages.
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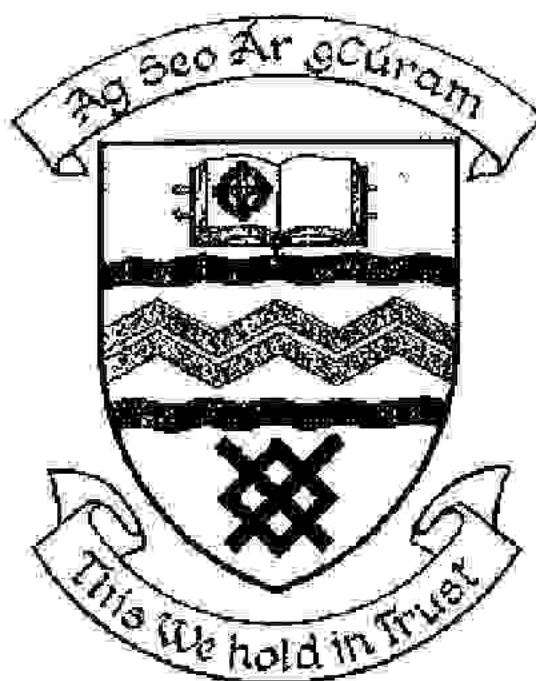

..... 06/07/01
for SENIOR ADMINISTRATIVE OFFICER

John Duffy Design Group
24 The Crescent,
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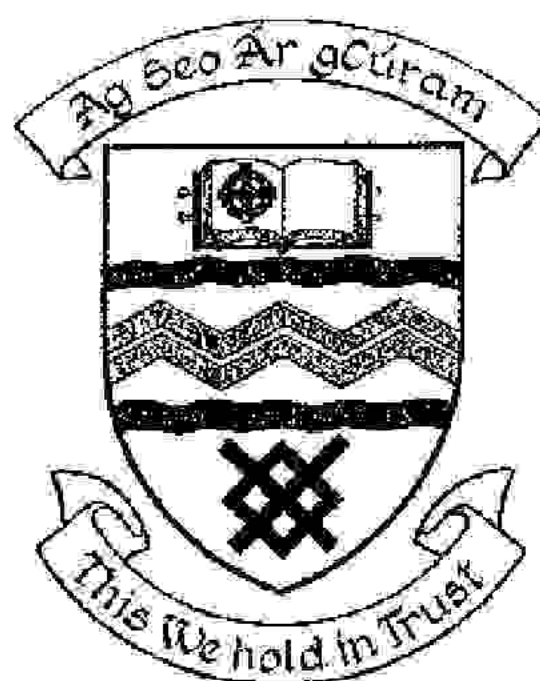
Conditions and Reasons

- 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:
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