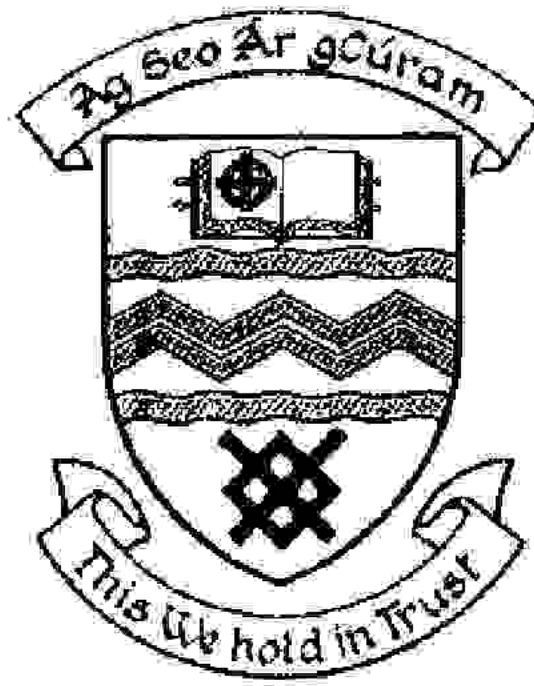


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0137	
1. Location	1-2 Fox & Geese, Naas Road, Dublin 12.		
2. Development	Construct 4,977 sq.metres of office based industry/offices in 3 blocks (2,3 and 4 storeys) with surface and underground parking and a new vehicular entrance off the Naas Road.		
3. Date of Application	09/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/2001 2.	1. 23/07/2001 2.
4. Submitted by	Name: HKR McGill, Address: Chartered Town Planners, Carnegie House,		
5. Applicant	Name: M. Elliot Address: 4 Oliver Bond Street, Dublin.		
6. Decision	O.C.M. No. 2972 Date 21/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3328 Date 05/11/2001	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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HKR McGill,
Chartered Town Planners,
Carnegie House,
Library Road, Dun Laoghaire.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3328	Date of Final Grant 05/11/2001
Decision Order Number 2972	Date of Decision 21/09/2001
Register Reference S01A/0137	Date 23/07/01

Applicant M. Elliot

Development Construct 4,977 sq.metres of office based industry/offices in 3 blocks (2,3 and 4 storeys) with surface and underground parking and a new vehicular entrance off the Naas Road.

Location 1-2 Fox & Geese, Naas Road, Dublin 12.

Floor Area 4977.00 Sq Metres

Time extension(s) up to and including 28/09/2001

Additional Information Requested/Received 03/04/2001 /23/07/2001

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

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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 lodged on 23/07/2001 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 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.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

The applicant shall submit prior to the commencement of development for the written approval of the Planning Authority.

(a) A layout and longitudinal section of the proposed surface water outfall from the site. It shall clearly show pipe sizes, gradients, cover and invert levels, up to and including outfall to the stream. Full details of the outfall to the Robinhood Stream shall also be included. In this regard the following points should be noted:

The invert level of the outfall should be 200mm above the normal water levels.

If backflooding is likely a non-return valve should be fitted.

The outfalls should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse. Outfall details must include headwall, wing walls and apron.

(b) Details showing the 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.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 4 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department at the applicant's prior

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REG. REF. S01A/0011

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expense.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship.

- 5 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 6 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.

- 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 The proposed railings shall be 20mm bow top solid bar railing, powder coated and galvanised. The proposed gate shall be redesigned to match these railings.

REASON:

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

- 9 All landscaping shall be completed prior to the first occupation of the proposed development.

REASON:

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

- 10 The provision of safe access to the site and off street parking shall meet the requirements of the Roads Department and shall be agreed in writing with the Planning Authority prior to commencement of development.

REASON:

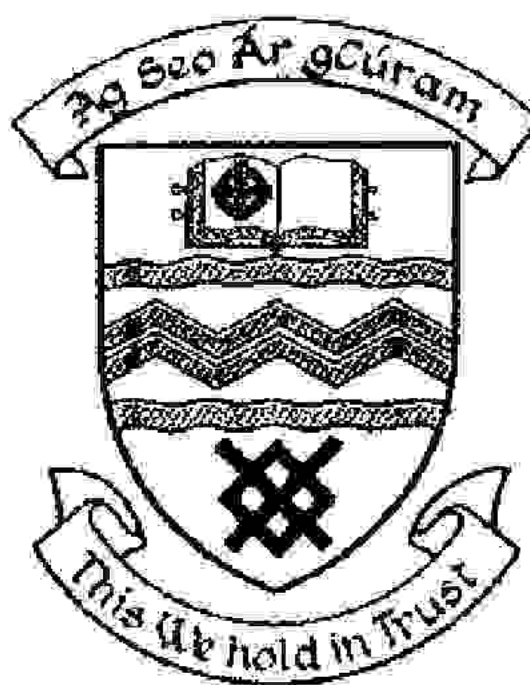
In the interest of proper planning and development of the area and road safety.

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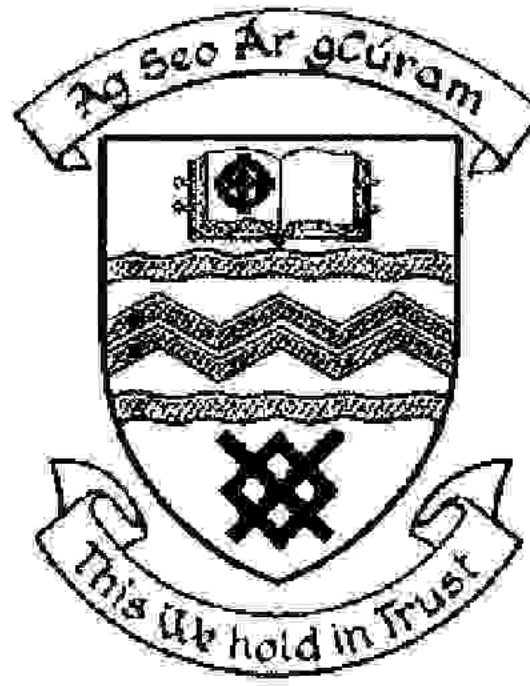
- 11 The applicant shall meet the requirements of the Roads Department in relation to the provision of the proposed splinter island and the relocation of the pedestrian crossing. Details shall be agreed in writing with the Planning Authority prior to commencement of development.
REASON:
In the interest of proper planning and development of the area and road safety.
- 12 The applicant shall submit samples of the proposed materials to be used in the development for the written approval of the Planning Authority prior to the commencement of development.
REASON:
In the interest of proper planning and development of the area.
- 13 The proposed development shall be used only for the purposes of office-based activities concerned with the output of a specified product or service, including data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing and telemarketing.
REASON:
To enable effective control to be maintained in the interest of the proper planning and development.
- 14 That prior to any development commencing full details of any external lighting to the building or to open areas within the curtilage of the proposed building shall be submitted for the written agreement of the Planning Authority. Any such lighting shall be designed, installed and operated so as not to result in glare or other nuisance to road users or occupiers or property in the vicinity of the proposed developments.
REASON:
To enable effective control to be maintained in the interest of public safety and amenity.
- 15 That a financial contribution in the sum of £40,180 (forty thousand one hundred and eighty pounds) EUR 51,018 (fifty one thousand and eighteen 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

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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 £104,517 (one hundred and four thousand five hundred and seventeen pounds) EUR 132,709 (one hundred and thirty two thousand seven hundred and nine 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.

- 17 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit to the value of £10,880 (ten thousand eight hundred and eighty pounds) EUR 13,815 (thirteen thousand eight hundred and fifteen euros), a bond of an insurance company or other security to the value of £10,880 (ten thousand eight hundred and eighty pounds) EUR 13,815 (thirteen thousand eight hundred and fifteen euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

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

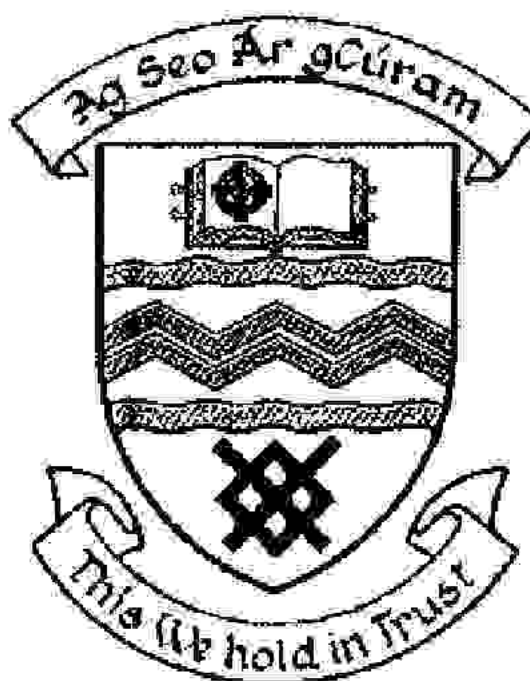
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

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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 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.

.....*PK*.....07/11/01
for SENIOR ADMINISTRATIVE OFFICER

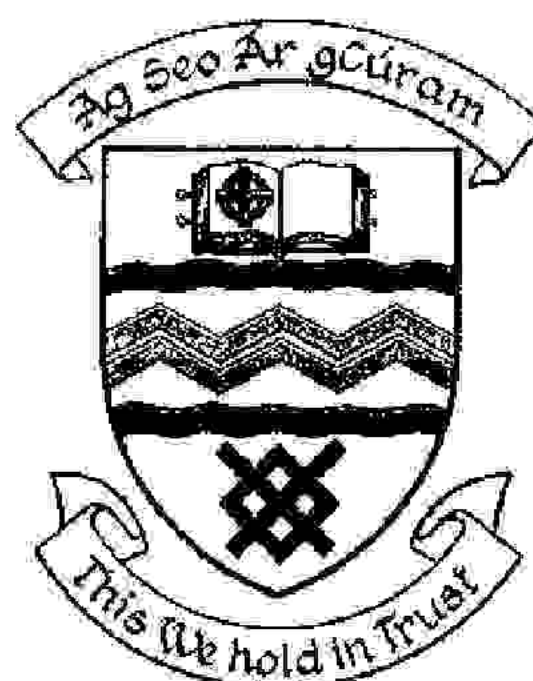
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0137	
1. Location	1-2 Fox & Geese, Naas Road, Dublin 12.		
2. Development	Construct 4,977 sq.metres of office based industry/offices in 3 blocks (2,3 and 4 storeys) with surface and underground parking and a new vehicular entrance off the Naas Road.		
3. Date of Application	09/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/2001 2.	1. 19/04/2001 2.
4. Submitted by	Name: HKR McGill, Address: Chartered Town Planners, Carnegie House,		
5. Applicant	Name: M. Elliot Address: 4 Oliver Bond Street, Dublin.		
6. Decision	O.C.M. No. 2171 Date 15/06/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

M 1

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

Order Number 0696	Date of Order 03/04/2001
Register Reference S01A/0137	Date 09/03/01

Applicant M. Elliot

Development Construct 4,977 sq.metres of office based industry/offices in 3 blocks (2,3 and 4 storeys) with surface and underground parking and a new vehicular entrance off the Naas Road.

Location 1-2 Fox & Geese, Naas Road, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 30/03/2001 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

HKR McGill,
Chartered Town Planners,
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Library Road, Dun Laoghaire.

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REG REF. S01A/0137

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

04/04/01