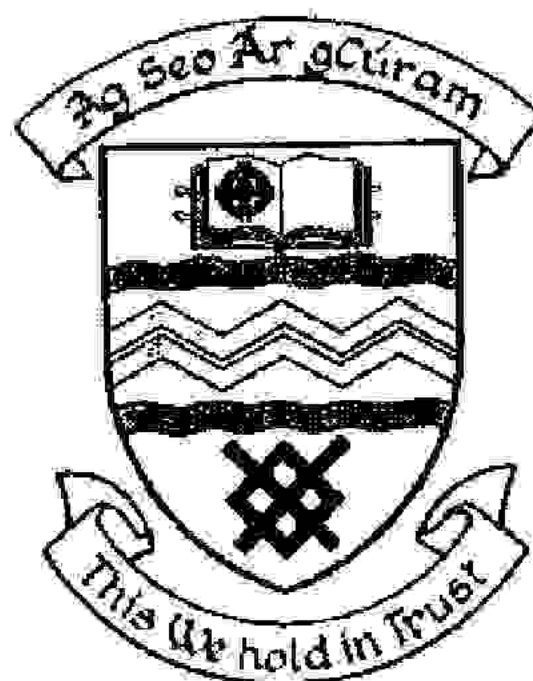


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0879/C1	
1. Location	M50 Business Park, Ballymount, Dublin 24.		
2. Development	Construction of a new two storey office building, distribution centre and associated site works. The total floor area of the new works is 2,786 square metres. Compliance re Condition No. 4.		
3. Date of Application	04/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: Park Developments, Address: 1 Glencairn Road, The Gallops, Dublin 18.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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.	

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Scott Tallon Walker Architects,
19 Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0693	Date of Final Grant 03/04/2001
Decision Order Number 0371	Date of Decision 16/02/2001
Register Reference S00A/0879	Date 20/12/00

Applicant Park Developments,

Development Construction of a new two storey office building,
distribution centre and associated site works. The total
floor area of the new works is 2,786 square metres.

Location M50 Business Park, Ballymount, Dublin 24.

Floor Area 2786.00 Sq Metres

Time extension(s) up to and including

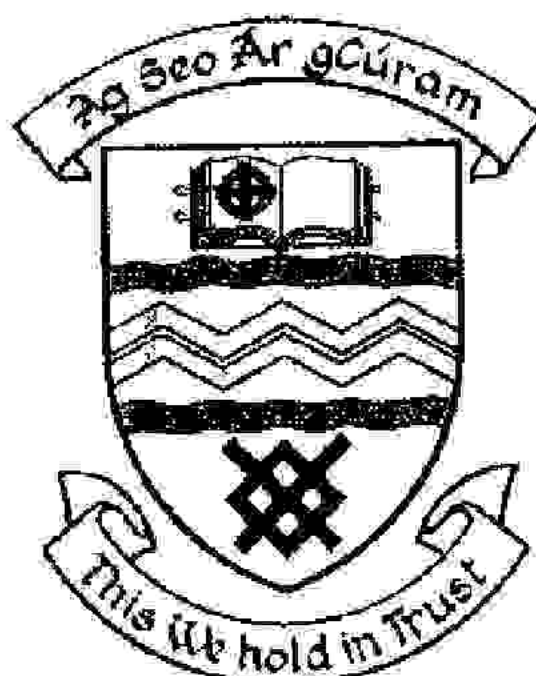
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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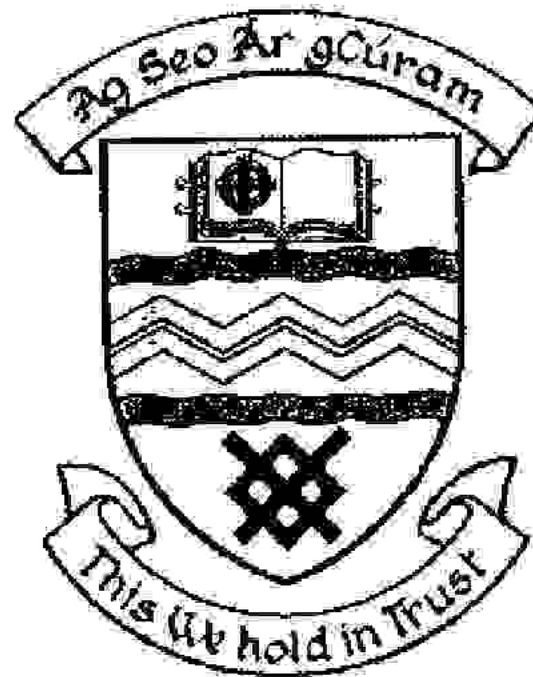
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Conditions and Reasons

- 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 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 with regard to the following:
 - (a) Foul Sewer:
 - The applicant shall ensure full and complete separation of foul and surface water systems. All drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
 - 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.
 - The applicant is proposing to connect into a foul sewer not yet taken in charge. Prior to the commencement of development the applicant shall submit in writing evidence of permission to discharge into privately owned drain.
 - No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

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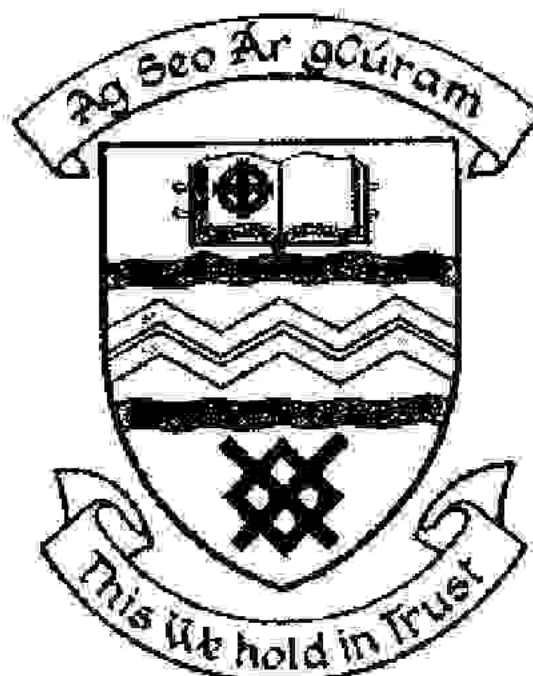
(b) Surface Water Sewer:

- The applicant is proposing to discharge to a surface water sewer not yet taken in charge. Prior to commencement of development the applicant is requested to submit written evidence of permission to discharge to privately owned drain.
- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- The applicant shall ensure full and complete separation of foul and surface water systems. Drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
- 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.
- All surface water runoff from car parking/hard standing shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.

(c) Water Supply:

- The applicant shall consult Dublin Corporation Water Division, Marrowbone Lane regarding the protection of a 1200mm watermain running parallel to Walkinstown Embankment and within the site boundary. The applicant is requested to submit details of compliance with Dublin Corporation requirements prior to commencement of works.
- The applicant shall submit full details of the proposed watermain layout for the approval of the Water Services Area Engineer at the Council's Deansrath Depot prior to the commencement of the proposed development. The details to be submitted shall include pipe sizes, pipe class, pipe route, location of sluice valves, scour mains (if applicable), air valves, hydrants, and the point of the proposed connection to the existing supplying watermain. The layout and the provision of the proposed watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents.
- No building shall be erected within 5 metres of a public watermain less than 225mm diameter or any watermain with the potential to be taken in charge.

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- In the case of a watermain of 225mm diameter or greater this distance shall be 8 metres.
- The connection, swabbing, chlorination and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to provide 24 hour water storage.
- Electromagnetic meter, telemetry kiosk and associated telemetry outstation, power & telecom utilities, shall be provided at the applicant's expense on the spine main into the development. Applicant to submit following details to Leakage Engineer, Deansrath Depot for agreement prior to commencement of works:-
 - Predicted water usage data for meter sizing purposes.
 - Location of kiosk.

REASON:

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

- 5 That no advertising sign or structure to 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 Details of landscaping plan shall be discussed and agreed with the County Councils Parks Department prior to the commencement of site works.

REASON:

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

- 7 All public services to the proposed development shall be lodged underground.

REASON:

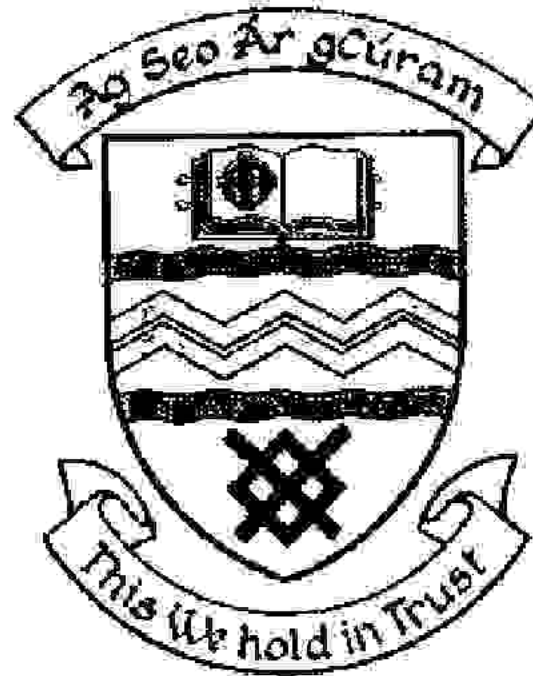
In the interest of the proper planning and development of the area.

- 8 That all excess excavated material shall be removed from the site and shall be deposited to the satisfaction of the Planning Authority in accordance with details to be agreed with the Planning Authority prior to commencement of development.

REASON:

In the interests of amenity.

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- 9 Details of external colour and finishes shall be lodged for the written agreement of the Planning Authority prior to the commencement of development on the site.

REASON:

In the interests of visual amenity.

- 10 That a financial contribution in the sum of £22493 (twenty two thousand four hundred and ninety three pounds) EUR28560 (twenty eight thousand five hundred and sixty 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.

- 11 That a financial contribution in the sum of £58506 (fifty eight thousand five hundred and six pounds) EUR74287 (seventy four thousand two hundred and eighty seven 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

REG REF. S00A/0879

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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.

gk05/04/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0879	
1. Location	M50 Business Park, Ballymount, Dublin 24.		
2. Development	Construction of a new two storey office building, distribution centre and associated site works. The total floor area of the new works is 2,786 square metres.		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: Park Developments, Address: 1 Glencairn Road, The Gallops, Dublin 18.		
6. Decision	O.C.M. No. 0371 Date 16/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0371	Date of Decision 16/02/2001
Register Reference S00A/0879	Date: 20/12/00

Applicant Park Developments,

Development Construction of a new two storey office building,
distribution centre and associated site works. The total
floor area of the new works is 2,786 square metres.

Location M50 Business Park, Ballymount, Dublin 24.

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

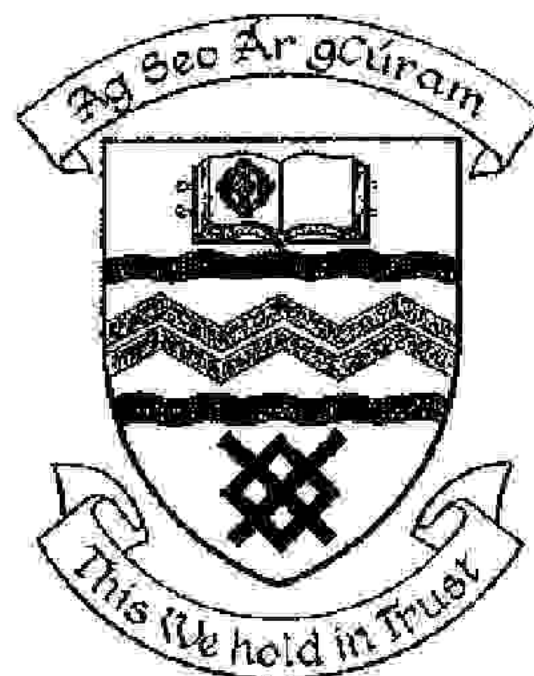
 16/02/01
for SENIOR ADMINISTRATIVE OFFICER

Scott Tallon Walker Architects,
19 Merrion Square,
Dublin 2.

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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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 3 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 4 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 with regard to the following:

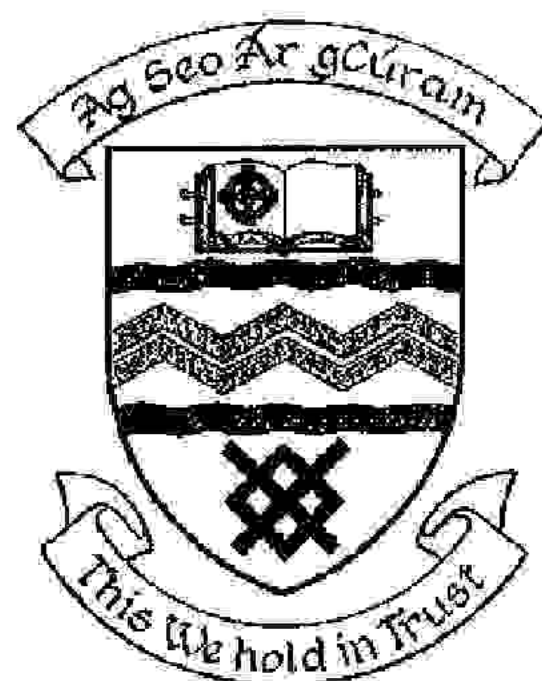
(a) Foul Sewer;

- The applicant shall ensure full and complete separation of foul and surface water systems. All drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
- 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.
- The applicant is proposing to connect into a foul

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sewer not yet taken in charge. Prior to the commencement of development the applicant shall submit in writing evidence of permission to discharge into privately owned drain.

- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(b) Surface Water Sewers:

- The applicant is proposing to discharge to a surface water sewer not yet taken in charge. Prior to commencement of development the applicant is requested to submit written evidence of permission to discharge to privately owned drain.
- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- The applicant shall ensure full and complete separation of foul and surface water systems. Drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
- 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.
- All surface water runoff from car parking/hard standing shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.

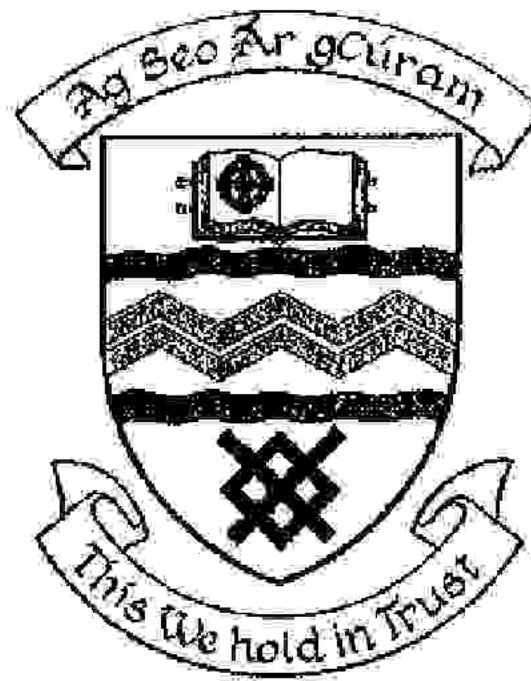
(c) Water Supply:

- The applicant shall consult Dublin Corporation Water Division, Marrowbone Lane regarding the protection of a 1200mm watermain running parallel to Walkinstown Embankment and within the site boundary. The applicant is requested to submit details of compliance with Dublin Corporation requirements prior to commencement of works.
- The applicant shall submit full details of the proposed watermain layout for the approval of the

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Water Services Area Engineer at the Council's Deansrath Depot prior to the commencement of the proposed development. The details to be submitted shall include pipe sizes, pipe class, pipe route, location of sluice valves, scour mains (if applicable), air valves, hydrants, and the point of the proposed connection to the existing supplying watermains. The layout and the provision of the proposed watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents.

- No building shall be erected within 5 metres of a public watermain less than 225mm diameter or any watermain with the potential to be taken in charge. In the case of a watermain of 225mm diameter or greater this distance shall be 8 metres.
- The connection, swabbing, chlorination and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to provide 24 hour water storage.
- Electromagnetic meter, telemetry kiosk and associated telemetry outstation, power & telecom utilities, shall be provided at the applicant's expense on the spine main into the development. Applicant to submit following details to Leakage Engineer, Deansrath Depot for agreement prior to commencement of works:-
 - Predicted water usage data for meter sizing purposes.
 - Location of kiosk.

REASON:

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

- 5 That no advertising sign or structure to be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

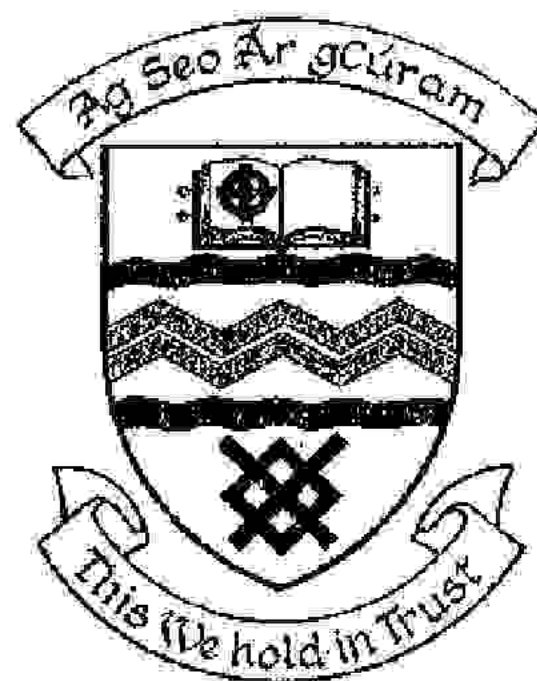
REASON:

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

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- 6 Details of landscaping plan shall be discussed and agreed with the County Councils Parks Department prior to the commencement of site works.

REASON:

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

- 7 All public services to the proposed development shall be lodged underground.

REASON:

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

- 8 That all excess excavated material shall be removed from the site and shall be deposited to the satisfaction of the Planning Authority in accordance with details to be agreed with the Planning Authority prior to commencement of development.

REASON:

In the interests of amenity.

- 9 Details of external colour and finishes shall be lodged for the written agreement of the Planning Authority prior to the commencement of development on the site.

REASON:

In the interests of visual amenity.

- 10 That a financial contribution in the sum of £22493 (twenty two thousand four hundred and ninety three pounds) EUR28560 (twenty eight thousand five hundred and sixty 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:

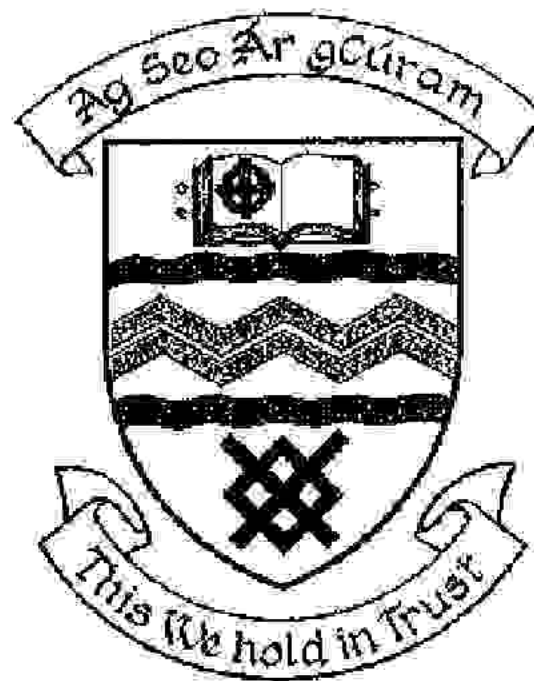
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £58506 (fifty eight thousand five hundred and six pounds) EUR74287

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(seventy four thousand two hundred and eighty seven 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.