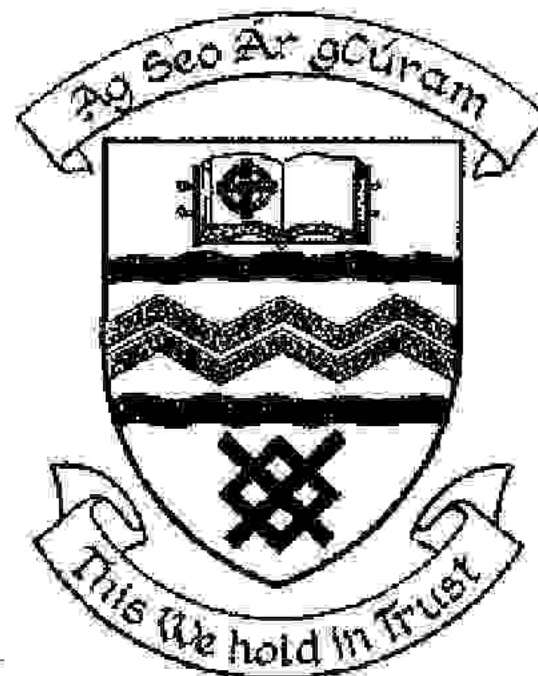


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0867	
1. Location	Magna Business Campus, Unit C, East of New N82 Citywest Road opposite Westbrook Roundabout at Fortunestown, Tallaght, Dublin 24.		
2. Development	Industrial facility, Unit C, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 2,856m ² . The development which will include all associated site works, car parking, delivery yards and site services on a site of circa 1.66 acres. The site forms part of a previous overall permission Reg. Ref. S99A/0343.		
3. Date of Application	19/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/02/2001 2.	1. 31/05/2001 2.
4. Submitted by	Name: Brian O'Halloran & Associates, Address: 23 Herbert Place, Dublin 2.		
5. Applicant	Name: Place Property Ltd., Address: C/o Davy Hickey Properties, 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0353 Date	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.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0353	Date of Decision 15/02/2001
Register Reference S00A/0867	Date: 19/12/00

Applicant Place Property Ltd.,
Development Industrial facility, Unit C, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 2,856m². The development which will include all associated site works, car parking, delivery yards and site services on a site of circa 1.66 acres. The site forms part of a previous overall permission Reg. Ref. S99A/0343.

Location Magna Business Campus, Unit C, East of New N82 Citywest Road opposite Westbrook Roundabout at Fortunestown, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/12/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

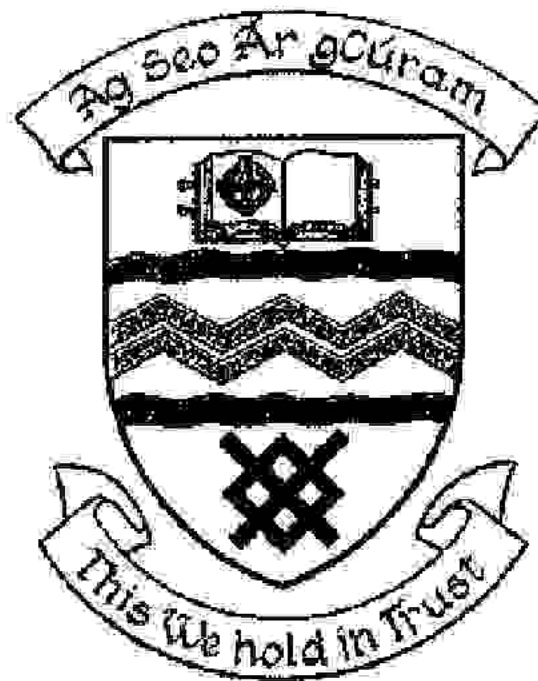
- 1 The proposed development is unacceptable in that the north facing elevation of the proposed structure would present an undifferentiated, blank facade of substantial scale to any future development on lands to the north zoned residential. The applicant is therefore requested to submit, in quadruplicate revised drawings detailing alternative proposals for the treatment of the north facing elevation of the proposed structure.
- 2 The lands located directly to the north of the proposed development are zoned 'A1' "to provide for new residential communities". Extensive planting is therefore required along the northern boundary of the site in order to screen

Brian O'Halloran & Associates,
23 Herbert Place,
Dublin 2.

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REG REF. S00A/0867

the proposed building and parking bays from any future residential development. The applicant is requested to submit details of proposed boundary treatment at this location for the agreement of the Parks Department.

- 3 The hedgerow survey submitted with this application is not sufficiently detailed to enable an assessment of the impact of the development on existing site vegetation. The applicant is requested to provide a detailed tree and hedgerow survey, indicating the location, species, age, condition, crown spread and height of all trees and hedgerows on the site. Informations should be provided on proposals for removal/retention of these trees and measures proposed to protect them during the course of the development. The trees and hedges to be retained on site are to be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicant's survey is to be carried out prior to the commencement of works on site. The protective fencing is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.
- 4 The applicant is requested to agree with the Parks and Landscape Services Department and submit to the Planning Authority a detailed landscape plan with full works specification. This plan to include details in relation to the treatment of landscape areas surrounding the buildings i.e. grading, topsoiling, seeding, planting within parking bays and boundary treatment etc.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/02/01

	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/0867	
1. Location	Magna Business Campus, Unit C, East of New N82 Citywest Road opposite Westbrook Roundabout at Fortunestown, Tallaght, Dublin 24.		
2. Development	Industrial facility, Unit C, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 2,856m ² . The development which will include all associated site works, car parking, delivery yards and site services on a site of circa 1.66 acres. The site forms part of a previous overall permission Reg. Ref. S99A/0343.		
3. Date of Application	19/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/02/2001 2.	1. 31/05/2001 2.
4. Submitted by	Name: Brian O'Halloran & Associates, Address: 23 Herbert Place, Dublin 2.		
5. Applicant	Name: Place Property Ltd., Address: C/o Davy Hickey Properties, 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2531 Date 27/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2841 Date 06/09/2001	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.

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Brian O'Halloran & Associates,
23 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2841	Date of Final Grant 06/09/2001
Decision Order Number 2531	Date of Decision 27/07/2001
Register Reference S00A/0867	Date 31/05/01

Applicant Place Property Ltd.,

Development Industrial facility, Unit C, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 2,856m². The development which will include all associated site works, car parking, delivery yards and site services on a site of circa 1.66 acres. The site forms part of a previous overall permission Reg. Ref. S99A/0343.

Location Magna Business Campus, Unit C, East of New N82 Citywest Road opposite Westbrook Roundabout at Fortunestown, Tallaght, Dublin 24.

Floor Area 2856.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/02/2001 /31/05/2001

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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REG REF. S00A/0001

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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 and Additional Information received on the 31/05/2001, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
- (i) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (ii) 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.
 - (iii) No building shall be erected within 5 metres of a public sewer or any other sewer with the potential to be taken in charge.
 - (iv) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - (v) All existing ditches or streams shall be piped with suitably sized spigot and socket pipes laid open jointed with granular bed and surround. The applicant shall submit details to the Environmental Services Department of South Dublin County Council.
 - (vi) All surface water runoff from truck parking marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
 - (vii) The maintenance and operation of the proposed surface water pumping station shall be the responsibility of the applicant.

REASON:

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

- 3 The applicant shall comply with the requirements of the Environmental Services Department with regard to water supply. In this regard:-
- (i) Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer

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at Deansrath Depot (01) 4570784, a watermain layout drawing. The submitted drawing shall indicate proposed watermain sizes, valve meter and hydrant layout and proposed point of connection to the existing watermains. The said layout shall comply with Building Regulations.

- (ii) The development shall have a separate connection. The connection and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (iii) The applicant is proposing to connection into a watermain that has not yet been taken in charge. The applicant shall submit written evidence of permission from the owners of this watermain prior to the connection being made.
- (iv) Any mains in excess of 150mm diameter shall be ductile iron.
- (v) Any spur mains shall end in a loop to facilitate self-cleansing of the watermain.

REASON:

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

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

REASON:

In the interest of health.

- 5 The applicant shall provide all or part of the proposed future parking indicating on the submitted site layout map if requested by the Council.

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 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.

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- 8 Prior to the commencement of development the applicant shall submit, for the written approval of the Parks and Landscape Services Department:

- (i) A detailed tree and hedgerow survey, indicating the location, species, age, condition, crown spread and height of all trees and hedgerows on the site. Agreement shall be reached with the Parks and Landscape Services Department on proposals for the removal/retention of these trees/hedgerows and measures to protect them during the course of the development. The trees and hedges to be retained on site shall be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicants' survey is to be carried out prior to the commencement of works on site. The protective fencing shall be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on the site.
- (ii) That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

REASON:

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

- 9 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.

- 10 That a financial contribution in the sum of £23,057 (Twenty Three Thousand and Fifty Seven Pounds) EUR 29,276 (Twenty Nine Thousand Two Hundred and Seventy Six 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.

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- 11 That a financial contribution in the sum of £59,976 (Fifty Nine Thousand Nine Hundred and Seventy Six Pounds) EUR 76,154 (Seventy Six Thousand One Hundred and Fifty Four 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.

- 12 That a financial contribution in the sum of £11,567 (Eleven Thousand Five Hundred and Sixty Seven Pounds) EUR 14,687 (Fourteen Thousand Six Hundred and Eighty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 13 That a financial contribution in the sum of £1,342 (One Thousand Three Hundred and Forty Two Pounds) EUR 1,704 (One Thousand Seven Hundred and Four Euros) be paid by the proposer to South Dublin County Council towards the cost of the Brookfield Road Foul Sewer Duplication Scheme which serves this development.

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 the works.

- 14 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £13,280 (Thirteen Thousand Two Hundred and Eighty Pounds) EUR 16,862 (Sixteen Thousand Eight Hundred and Sixty Two), a bond of an Insurance Company of £13,280 (Thirteen Thousand Two Hundred and Eighty Pounds) EUR 16,862 (Sixteen Thousand Eight Hundred and Sixty Two Euros) EUR, or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and

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other services required in connection with the development.

REASON:

To ensure the satisfactory completion of 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.
- (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.

.....06/09/01
for SENIOR ADMINISTRATIVE OFFICER