

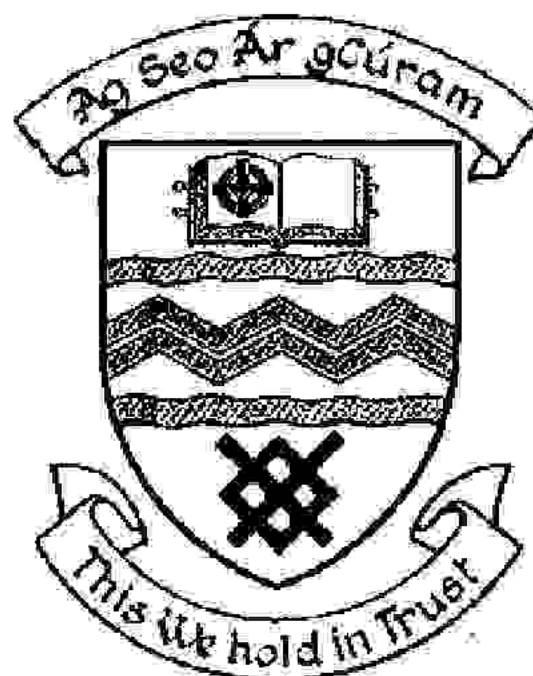
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0803	
1. Location	52 Broomhill Road, Tallaght, Dublin 24.		
2. Development	Change the permitted use a 3 storey plus penthouse building under construction on foot of permissions S98A/0928 and S00A/0094 from Light Industrial/Telemarketing/Information Technology/Software Development/Data Processing to offices and office based - industry (without frequent public access).		
3. Date of Application	21/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/03/2001 2.	1. 05/07/2001 2.
4. Submitted by	Name: Horan Keogan Ryan, Address: Carnegie House, Library Road, Dun Laoghaire,		
5. Applicant	Name: The Broom Partnership, Address: 60 Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 2832 Date 04/09/2001	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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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamlacht,
Baile Átha Cliath 24.

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Horan Keogan Ryan,
Carnegie House,
Library Road,
Dun Laoghaire,
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 3207	Date of Final Grant 22/10/2001
Decision Order Number 2832	Date of Decision 04/09/2001
Register Reference S00A/0803	Date 05/07/01

Applicant The Broom Partnership.

Development Change the permitted use a 3-storey plus penthouse building under construction on foot of permissions S98A/0928 and S00A/0094 from Light Industrial/Telemarketing/Information Technology/Software Development/Data Processing to offices and office based - industry (without frequent public access).

Location 52 Broomhill Road, Tallaght, Dublin 24.

Floor Area 4647.80 Sq Metres

Time extension(s) up to and including 21/03/2001

Additional Information Requested/Received 20/03/2001 /05/07/2001

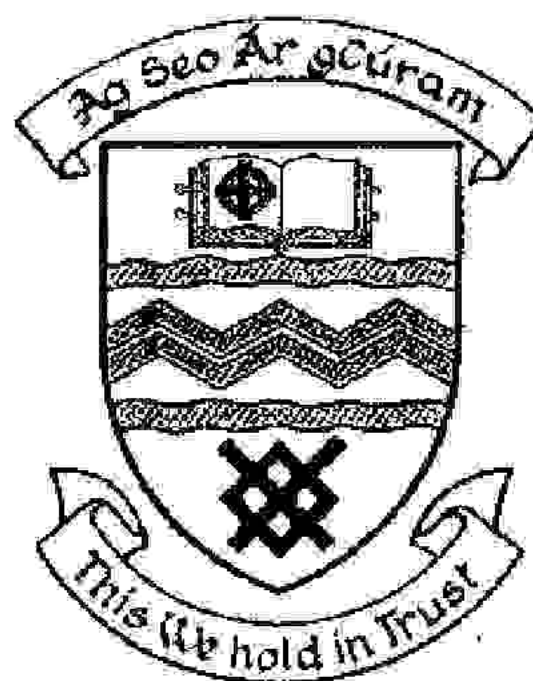
A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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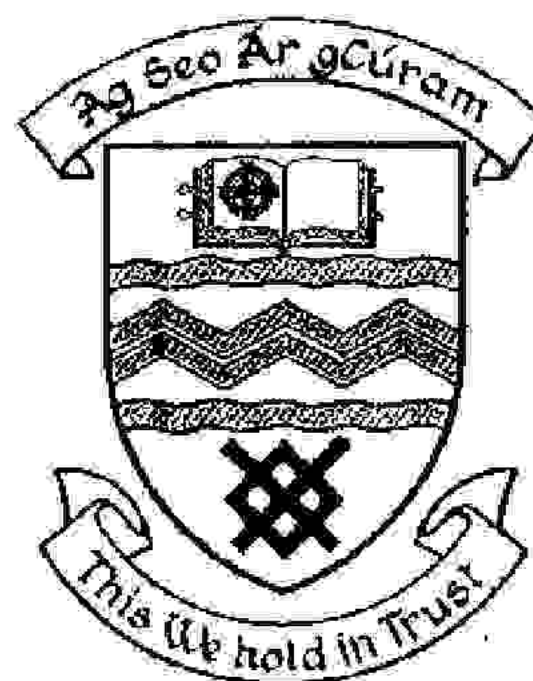
Conditions and Reasons

- 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 05/07/2001 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 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.
- 3 The total number of people employed to work within the premises shall not exceed 232 persons.
Reason: In the interest of preventing traffic congestion and the proper planning and development of the area.
- 4 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) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure full and complete separation of foul and surface water systems.
 - iv) 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.
 - v) All surface water runoff from vehicle parking / marshallng areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
 - vi) Prior to the commencement of development the applicant shall submit full drainage details for the proposed basement car park. If the car park cannot drain by gravity the applicant shall provide details of any proposed pumping system. In such a case adequate provision shall also be allowed for a storage facility in the event of pump failure.

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If services are to be slung / suspended over the proposed basement any pumped system shall discharge to the foul drainage system.

vii) The development shall have its own connection to the public watermain and full 24hour water storage.

viii) The watermains serving the site shall be metered to the satisfaction of the Water Management Section of South Dublin County Council.

ix) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

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

- 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 The total number of car parking spaces shall be 173 as indicated in the submitted Mobility Management Plan. The applicant shall submit revised plans indicating same.

REASON:

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

- (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.

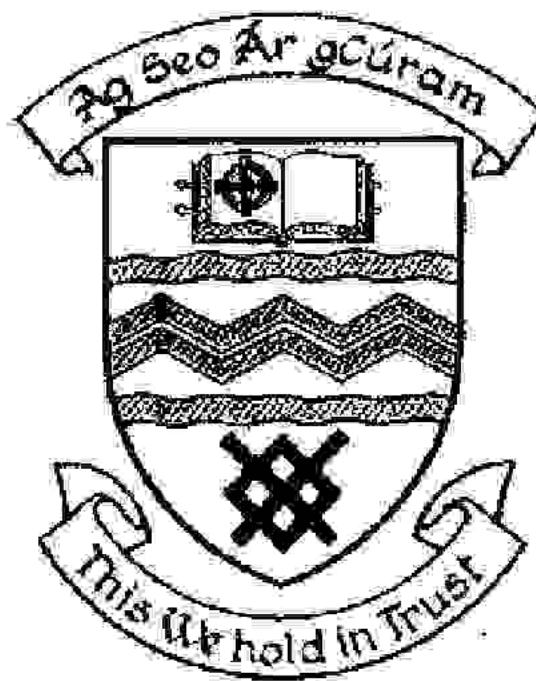
Signed on behalf of South Dublin County Council,

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S004/01/01

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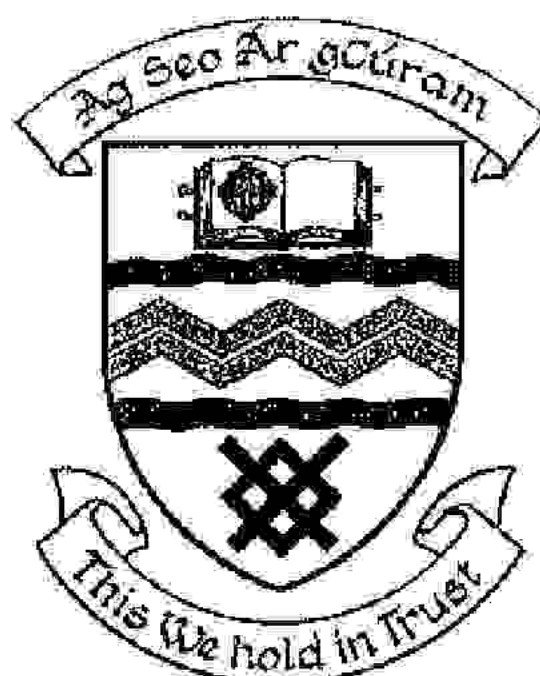
23/10/01
for SENIOR ADMINISTRATIVE OFFICER

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SOUTH DUBLIN COUNTY COUNCIL
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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 2832	Date of Decision 04/09/2001
Register Reference S00A/0803	Date: 21/11/00

Applicant The Broom Partnership,

Development Change the permitted use a 3 storey plus penthouse building under construction on foot of permissions S98A/0928 and S00A/0094 from Light Industrial/Telemarketing/Information Technology/Software Development/Data Processing to offices and office based - industry (without frequent public access).

Location 52 Broomhill Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 21/03/2001

Additional Information Requested/Received 20/03/2001 /05/07/2001

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

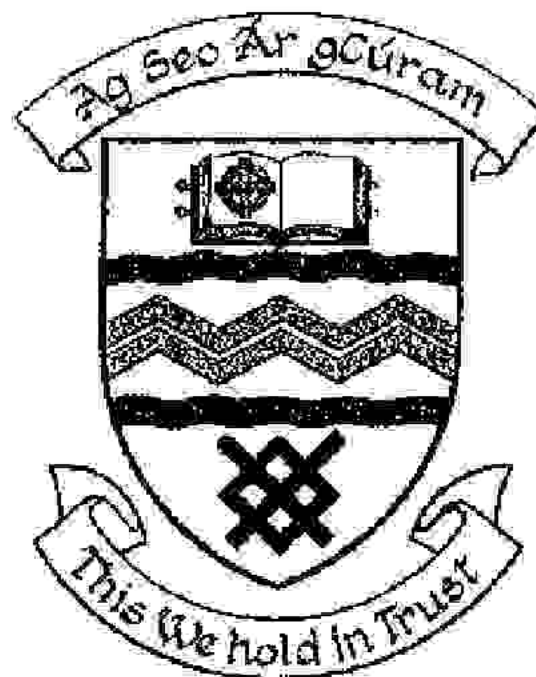
..... M7 04/09/01
for SENIOR ADMINISTRATIVE OFFICER

Horan Keogan Ryan,
Carnegie House,
Library Road,
Dun Laoghaire,
Co. Dublin.

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 - iv) 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.
 - v) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel

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