

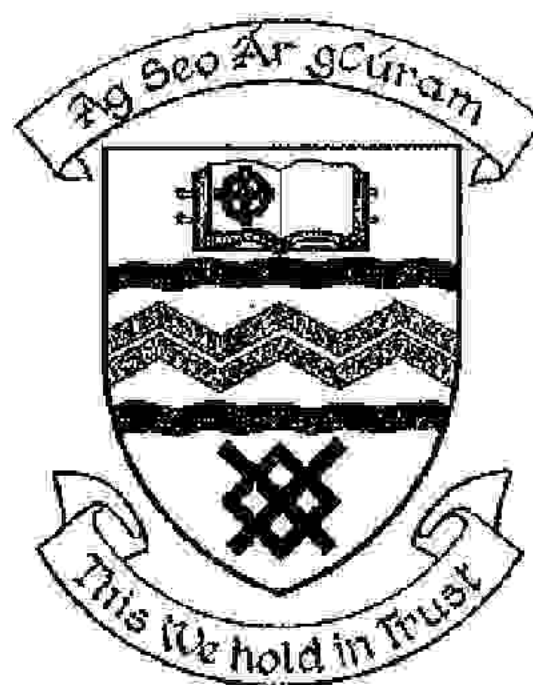
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0746
1. Location	Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24.	
2. Development	(Previous Planning ref. nos. S98A/0388 and S00A/0225, for infrastructural site works, roads accesses, services and blocks A,B, and G). Planning Permission is now sought for the erection of buildings as follows: at Phase 1 site area, block C, advanced units for use as a light industry/warehousing with ancillary office and car parking. At phase 2 site area, the erection of block E and F, advanced units for light industry/warehousing with ancillary office and car parking and the erection of block D comprising of 5 no. individual buildings over car parking for use as office based industry facilities. All accessed via the previously permitted site accesses at Calmount Avenue.	
3. Date of Application	27/10/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Horan Associates Architects Address: 127 Phibsboro Road, Dublin 7.	
5. Applicant	Name: Calmount Holding Address: C/o Horan Associates Architects, 127 Phibsboro Rd., D7.	
6. Decision	O.C.M. No. 0352 Date 14/02/2001	Effect TX REQUEST TIME EXTENSION
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION
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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 0352	Date of Decision 14/02/2001
Register Reference S00A/0746	Date 27/10/00

Applicant Calmount Holding
App. Type Permission
Development (Previous Planning ref. nos. S98A/0388 and S00A/0225, for infrastructural site works, roads accesses, services and blocks A,B, and G). Planning Permission is now sought for the erection of buildings as follows: at Phase 1 site area, block C, advanced units for use as a light industry/warehousing with ancillary office and car parking. At phase 2 site area, the erection of block E and F, advanced units for light industry/warehousing with ancillary office and car parking and the erection of block D comprising of 5 no. individual buildings over car parking for use as office based industry facilities. All accessed via the previously permitted site accesses at Calmount Avenue.

Location Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/03/2001

Yours faithfully

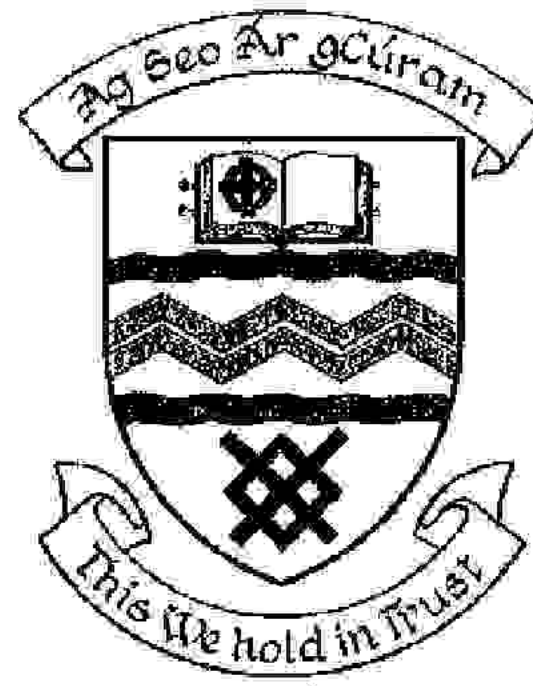
.....
for SENIOR ADMINISTRATIVE OFFICER

15/02/01

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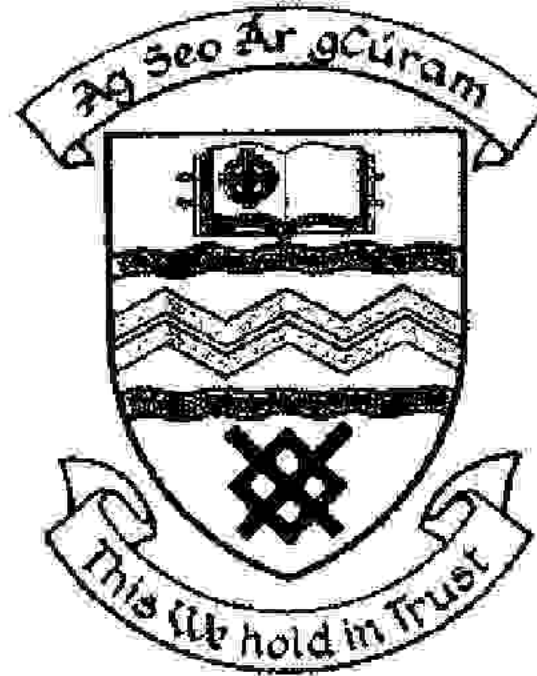
REG REF. S00A/0746
Horan Associates Architects
127 Phibsboro Road,
Dublin 7.

	<p style="text-align: center;">South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)</p>	<p style="text-align: center;">Plan Register No. S00A/0746</p>				
1. Location	Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24.					
2. Development	(Previous Planning ref. nos. S98A/0388 and S00A/0225, for infrastructural site works, roads accesses, services and blocks A,B, and G). Planning Permission is now sought for the erection of buildings as follows: at Phase 1 site area, block C, advanced units for use as a light industry/warehousing with ancillary offices and car parking. At phase 2 site area, the erection of blocks E and F, advanced units for light industry/warehousing with ancillary offices and car parking having own accesses via the previously permitted site accesses at Calmount Avenue.					
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2.	2.					
4. Submitted by	Name: Horan Associates Architects Address: 127 Phibsboro Road, Dublin 7.					
5. Applicant	Name: Calmount Holding Address: C/o Horan Associates Architects, 127 Phibsboro Rd., D7.					
6. Decision	<p>O.C.M. No. 1041</p> <p>Date 17/05/2001</p>	<p>Effect</p> <p>AP GRANT PERMISSION</p>				
7. Grant	<p>O.C.M. No. 2277</p> <p>Date 29/06/2001</p>	<p>Effect</p> <p>AP GRANT PERMISSION</p>				
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.

P

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Horan Associates Architects
127 Phibsboro Road,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2277	Date of Final Grant 29/06/2001
Decision Order Number 1041	Date of Decision 17/05/2001
Register Reference S00A/0746	Date 27/10/00

Applicant Calmount Holding

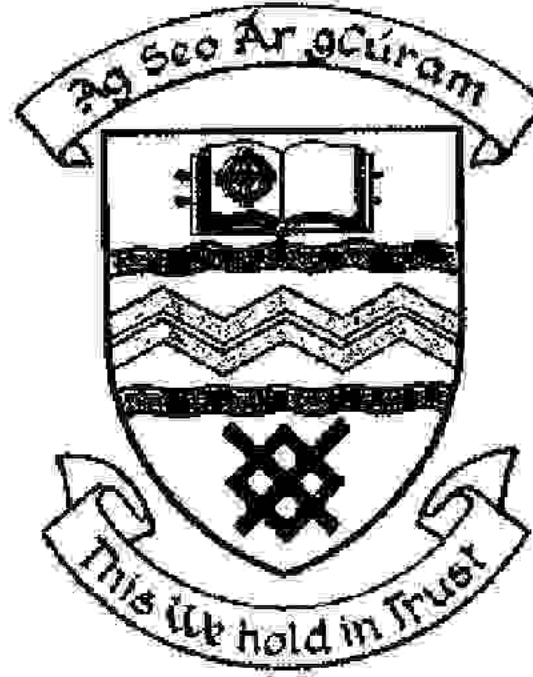
Development (Previous Planning ref. nos. S98A/0388 and S00A/0225, for infrastructural site works, roads accesses, services and blocks A, B, and G). Planning Permission is now sought for the erection of buildings as follows: at Phase 1 site area, block C, advanced units for use as a light industry/warehousing with ancillary offices and car parking. At phase 2 site area, the erection of blocks E and F, advanced units for light industry/warehousing with ancillary offices and car parking having own accesses via the previously permitted site accesses at Calmount Avenue.

Location Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 17/05/2001
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) 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, and Unsolicited Additional Information lodged on 10th April 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 This grant of planning permission is for Blocks C, E and F only. Block D is omitted from the permission and shall be subject to a separate planning application.

REASON:

In the interests of the proper planning and development 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.

(a) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- No building shall lie within 5 metres of a sewer with the potential to be taken in charge.

(b) Surface Water Sewer

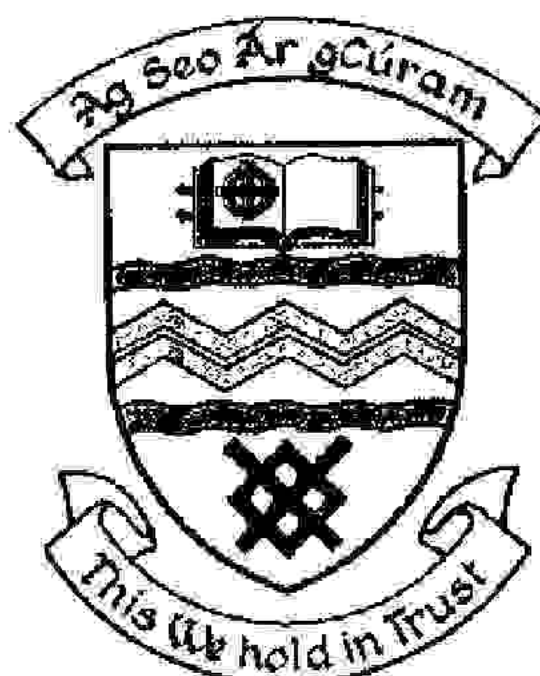
- The developer shall ensure full and complete separation of foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- No building shall lie within 5 metres of a sewer with the potential to be taken in charge.

(c) Water

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- Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath a detailed watermain layout. Details of watermain size, valve, meter, hydrant layout and proposed point of connection to the existing watermain shall be lodged.
- Buildings three storeys or more in height shall be provided with balancing tanks and booster pumps on the rising main to top storey units to ensure adequate pressure is provided to top storey units.
- A separate water connection shall be provided for each unit. Each unit shall be metered. All connections, swabbings, chlorination and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's expense. The applicant shall provide 24 hour storage for each unit.

REASON:

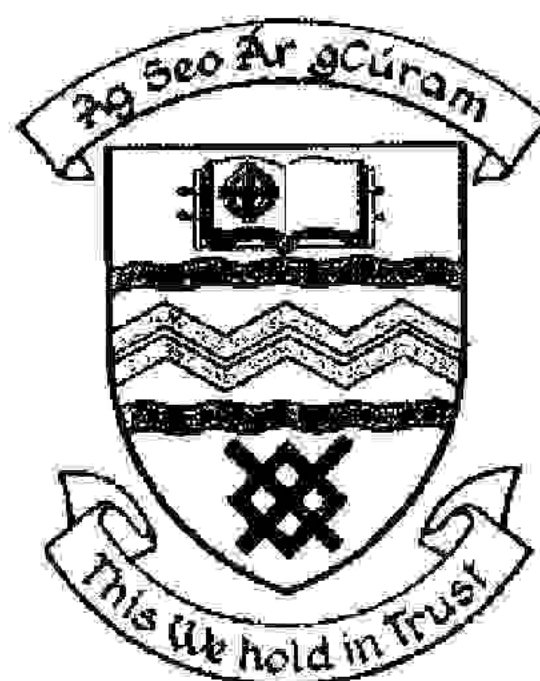
In order to comply with the Sanitary Services Acts, 1878-1964.

- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 5 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.
- 6 That the parking areas shown on the submitted plans are surfaced, marked out and retained for that purpose.
 REASON:
 In the interest of traffic safety.
- 7 Details of external facing materials, including colour scheme, shall be submitted to the Planning Authority for agreement prior to the commencement of development.
 REASON:
 To serve a satisfactory appearance to the development.
- 8 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.

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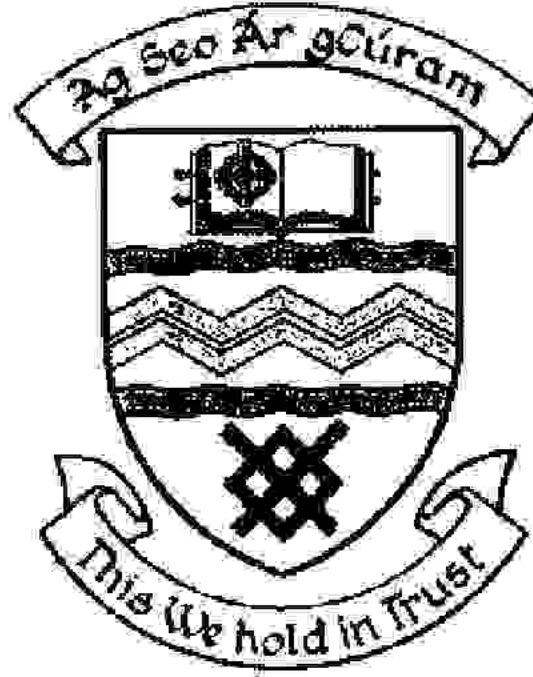
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- 9 A detailed landscaping scheme shall be submitted to the Planning Authority for agreement prior to the commencement of development.
REASON:
To secure a satisfactory appearance to the development.
- 10 Details of boundary treatment shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.
REASON:
In the interests of orderly development and visual amenity.
- 11 All excess clay/top soil shall be removed from the site and disposed of to the satisfaction of the Planning Authority.
REASON:
In the interests of visual amenity.
- 12 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.
- 13 The development shall comply with all relevant conditions attached to Reg. Ref. S00A/0225.
REASON:
In the interests of orderly development.
- 14 The use of the units shall be light industry/warehousing with ancillary offices only. Any change of use will require planning permission from the Planning Authority.
REASON:
In order to define the limits of the permission.
- 15 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 15 and 16 of Register Reference S98A/0888 and Condition No. 14 of S00A/0225 be strictly adhered to in respect of 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 providing these services.

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- (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.

.....29/06/01
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. S00A/0746	
1. Location	Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24.		
2. Development	(Previous Planning ref. nos. S98A/0388 and S00A/0225, for infrastructural site works, roads accesses, services and blocks A,B, and G). Planning Permission is now sought for the erection of buildings as follows: at Phase 1 site area, block C, advanced units for use as a light industry/warehousing with ancillary offices and car parking. At phase 2 site area, the erection of blocks E and F, advanced units for light industry/warehousing with ancillary offices and car parking having own accesses via the previously permitted site accesses at Calmount Avenue.		
3. Date of Application	27/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates Architects Address: 127 Phibsboro Road, Dublin 7.		
5. Applicant	Name: Calmount Holding Address: C/o Horan Associates Architects, 127 Phibsboro Rd., D7.		
6. Decision	O.C.M. No. 1041 Date 17/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2277 Date 29/06/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	

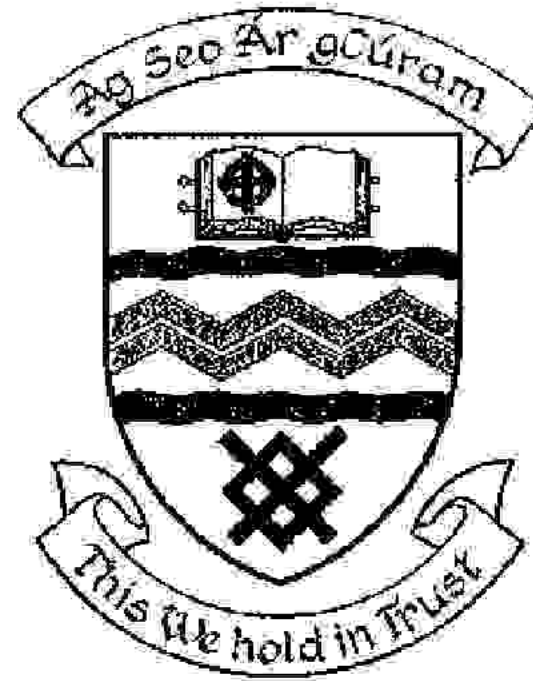
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

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 1041	Date of Decision 17/05/2001
Register Reference S00A/0746	Date: 27/10/00

Applicant Calmount Holding

Development (Previous Planning ref. nos. S98A/0388 and S00A/0225, for infrastructural site works, roads accesses, services and blocks A, B, and G). Planning Permission is now sought for the erection of buildings as follows: at Phase 1 site area, block C, advanced units for use as a light industry/warehousing with ancillary offices and car parking. At phase 2 site area, the erection of blocks E and F, advanced units for light industry/warehousing with ancillary offices and car parking having own accesses via the previously permitted site accesses at Calmount Avenue.

Location Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 17/05/2001

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.

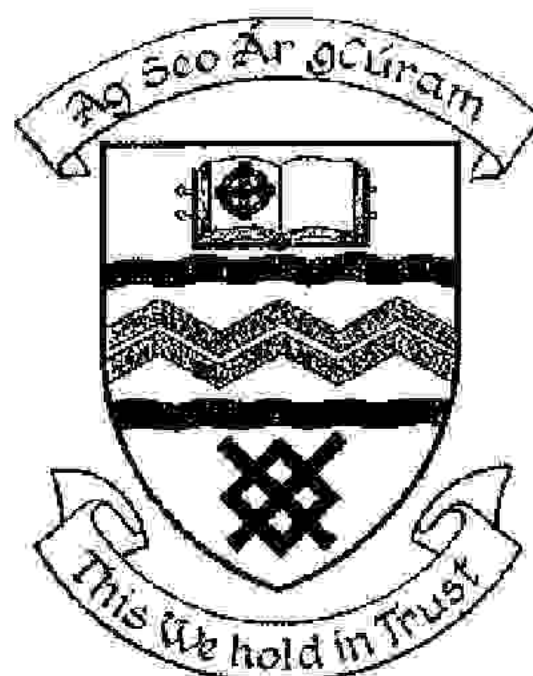
Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Horan Associates Architects
127 Phibsboro Road,
Dublin 7.

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REG REF. S00A/0746

..... 17/05/01
for SENIOR ADMINISTRATIVE OFFICER

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 Unsolicited Additional Information lodged on 10th April 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 This grant of planning permission is for Blocks C, E and F only. Block D is omitted from the permission and shall be subject to a separate planning application.

REASON:

In the interests of the proper planning and development 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.

(a) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9

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REG. REF. S00A/0746

- metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- No building shall lie within 5 metres of a sewer with the potential to be taken in charge.

(b) Surface Water Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
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- No building shall lie within 5 metres of a sewer with the potential to be taken in charge.

(c) Water

- Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath a detailed watermain layout. Details of watermain size, valve, meter, hydrant layout and proposed point of connection to the existing watermain shall be lodged.
- Buildings three storeys or more in height shall be provided with balancing tanks and booster pumps on the rising main to top storey units to ensure adequate pressure is provided to top storey units.
- A separate water connection shall be provided for each unit. Each unit shall be metered. All connections, swabbings, chlorination and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's expense. The applicant shall provide 24 hour storage for each unit.

REASON:

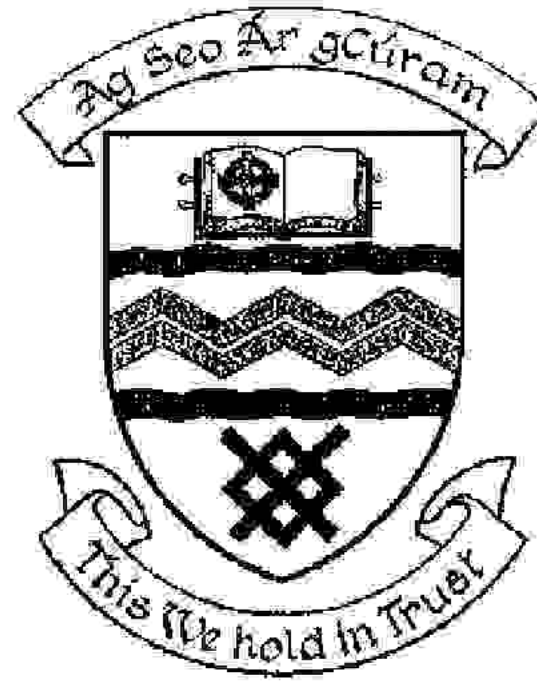
In order to comply with the Sanitary Services Acts, 1878-1964.

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

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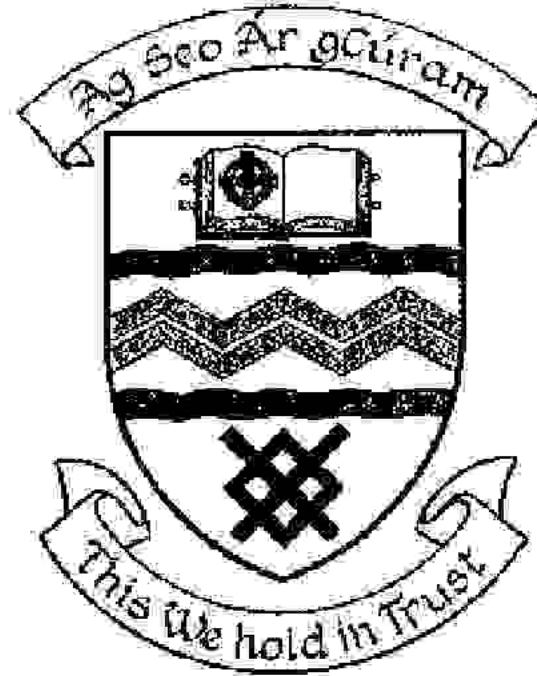
REG REF. S00A/0746

- REASON:
In the interest of health.
- 5 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.
- 6 That the parking areas shown on the submitted plans are surfaced, marked out and retained for that purpose.
REASON:
In the interest of traffic safety.
- 7 Details of external facing materials, including colour scheme, shall be submitted to the Planning Authority for agreement prior to the commencement of development.
REASON:
To serve a satisfactory appearance to the development.
- 8 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.
- 9 A detailed landscaping scheme shall be submitted to the Planning Authority for agreement prior to the commencement of development.
REASON:
To secure a satisfactory appearance to the development.
- 10 Details of boundary treatment shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.
REASON:
In the interests of orderly development and visual amenity.
- 11 All excess clay/top soil shall be removed from the site and disposed of to the satisfaction of the Planning Authority.

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REASON:

In the interests of visual amenity.

- 12 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.

- 13 The development shall comply with all relevant conditions attached to Reg. Ref. S00A/0225.

REASON:

In the interests of orderly development.

- 14 The use of the units shall be light industry/warehousing with ancillary offices only. Any change of use will require planning permission from the Planning Authority.

REASON:

In order to define the limits of the permission.

- 15 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 15 and 16 of Register Reference S98A/0888 and Condition No. 14 of S00A/0225 be strictly adhered to in respect of 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 providing these services.

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4. Submitted by	Name: Horan Associates Architects Address: 127 Phibsboro Road, Dublin 7.	
5. Applicant	Name: Calmount Holding Address: C/o Horan Associates Architects, 127 Phibsboro Rd., D7.	
6. Decision	O.C.M. No. 0099 Date	Effect AG GRANT PERMISSION & REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect AG GRANT PERMISSION & REFUSE 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.

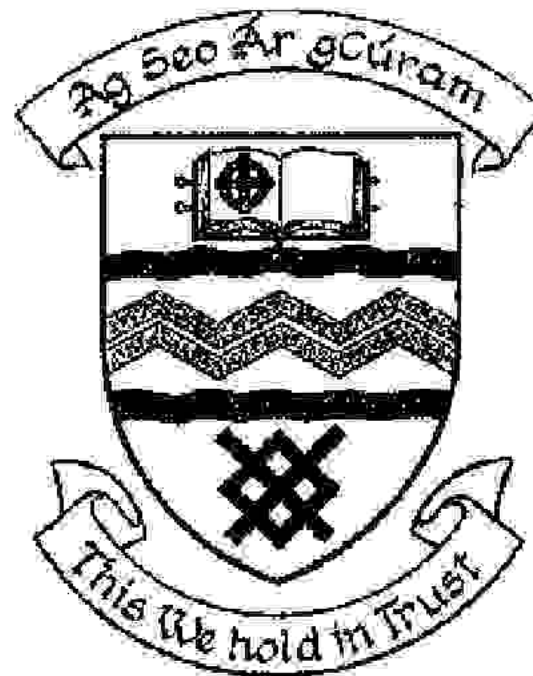
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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tarnhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0099	Date of Decision 18/01/2001
Register Reference S00A/0746	Date 27/10/00

Applicant Calmount Holding
App. Type Permission
Development (Previous Planning ref. nos. S98A/0388 and S00A/0225, for infrastructural site works, roads accesses, services and blocks A, B, and G). Planning Permission is now sought for the erection of buildings as follows: at Phase 1 site area, block C, advanced units for use as a light industry/warehousing with ancillary office and car parking. At phase 2 site area, the erection of block E and F, advanced units for light industry/warehousing with ancillary office and car parking and the erection of block D comprising of 5 no. individual buildings over car parking for use as office based industry facilities. All accessed via the previously permitted site accesses at Calmount Avenue.

Location Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/02/2001

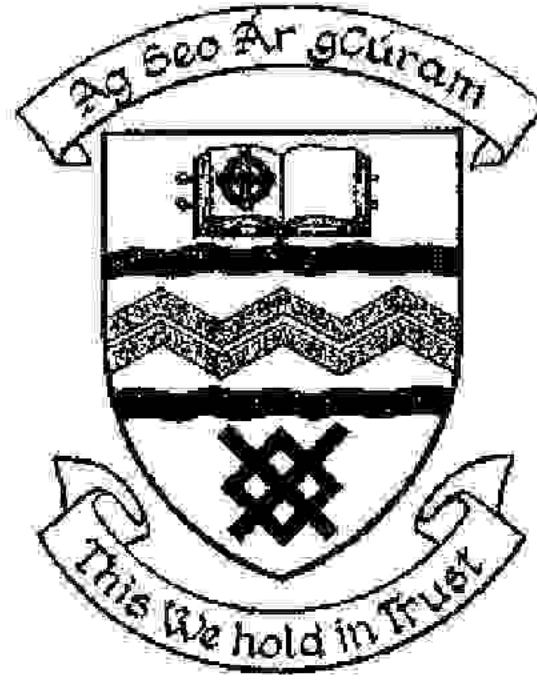
Yours faithfully

.....*M7*..... 18/01/01
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0746
Horan Associates Architects
127 Phibsboro Road,
Dublin 7.