		Sout	h Dublin County Local Governm		1	Plan Register No.
			Planning & Develo Acts 1963 to 1 anning Register	.993		S00A/0746
11 .	Location		Industrial Lands at Ballymount at Avenue, Dublin 24.			Road, Calmount
2.	Development	infrastruc blocks A,B the erection block C, and warehousing 2 site area for light parking and individual based indu	on of buildings dvanced units fo g with ancillary a, the erection industry/warehou d the erection o buildings over	s, road ing Pe as fol or use of blo sing w of bloc car pa All	s accesses rmission i lows: at H as a light e and car ock E and H with ancill k D compri- rking for accessed w	, services and s now sought for hase 1 site area, industry/ parking. At phase , advanced units ary office and car sing of 5 no. use as office ia the previously
3.	Date of Application	27/10/00		X		her Particulars sted (b) Received
Ba.	Type of Application	Permission			1.	1.
	T. P.D.T.T.C.C.C.T. O.L.				2.	2.
Į.	Submitted by	Name: Address:	Horan Associate 127 Phibsboro R			
Ö e	Applicant	Name: Address:	Calmount Holdir C/o Horan Assoc D7.	3	Architects	, 127 Phibsboro Rd.,
			····	Effect TX REQUEST TIME EXTENSION		
Ž x	Decision	O.C.M. No. Date	0352 14/02/2001			TIME EXTENSION
	Decision Grant			TX	REQUEST	TIME EXTENSION
7 .		Date O.C.M. No.		TX Eff	REQUEST	
7 .	Grant Appeal	Date O.C.M. No.		TX Eff	REQUEST	
5 . 7 . 3 . 9 .	Grant Appeal Lodged Appeal	Date O.C.M. No. Date		TX Eff	REQUEST	

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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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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 0352		Date of Decision 14/02/2001				
Register Ref	erence S00A/0746	Date	27/10/00	<u></u>		
Applicant App. Type Development	Calmount Holding Permission (Previous Planning ref infrastructural site we blocks A,B, and G). P the erection of building block C, advanced united	orks, ro lanning ngs as f	ads accesses Permission i ollows: at F	s, services and s now sought for hase 1 site area,		

warehousing with ancillary office and car parking. At phase

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

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> 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 acesses at Calmount Avenue.

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

Dear Sir / Madam,

Location

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 $M_{1}^{M_{1}}$ 15/02/01 for SENIOR ADMINISTRATIVE OFFICER



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

2.



		(1 and	h Dublin County Local Governm Planning & Devel Acts 1963 to 1 Planning & Deve Act 2000 Anning Register	ent opment) 1999 slopment		Plan Register No S00A/0746
1.	Location	Industrial Avenue, Du	Lands at Bally blin 24.	mount at (lalmount	Road, Calmount
2.	Development	infrastruc blocks A,B the erecti block C, a warehousin phase 2 si units for and car pa	on of buildings dvanced units fo g with ancillary te area, the ere	s, roads a ning Perm as follow or use as y offices ection of warehousin n accesses	accesses Ission i vs: at P a light and car blocks ig with y via th	, services and s now sought for hase 1 site area, industry/ parking. At E and F, advanced ancillary offices e previously
3.	Date of Application	27/10/00				her Particulars sted (b) Received
3a.	Type of Application	Permission		1. 2	3	1.
4.	Submitted by	Name: Address:	Horan Associate 127 Phibsboro I			
5.	Applicant	Name: Address:	Calmount Holdin C/o Horan Assoc D7.	~	chitects	, 127 Phibsboro Rd.
6.	Decision	O.C.M. No. Date	1041 17/05/2001	Effect AP (RMISSION
7.	Grant	O.C.M. No. Date	2277 29/06/2001	Effect AP (RMISSION
8.	Appeal Lodged					
9.	Appeal Decision		2 <u></u>		-	
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10,	Material Contro	avention				

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1,2 .	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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Horan Associates Architects 127 Phibsboro Road, Dublin 7.

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Halla an Chontae

Baile Átha Cliath 24

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht

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

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 acesses at Calmount Avenue.
Location	Industrial Lands at Ballymount at Calmount Road, Calmount Avenue, Dublin 24,
Floor Area	0.00 Sq Metres

A Permission has been granted for the development described above,

subject to the following (15) Conditions.

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REG REF. SOOA/0748OUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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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.

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.



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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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REG. REF. S00A/074 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 Pleanala 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.

REG REF. S00A/0748OUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.
- 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: Th 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.

REG. REF. S00A/074 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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. <u>A copy of the</u> <u>Commencement Notice is attached.</u>
- (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.

SENIOR ADMINISTRATIVE OFFICER



		E	(P and	n Dublin County Local Governme lanning & Develo Acts 1963 to 1 Planning & Deve Act 2000 nning Register	ent opment 999 Lopmer) at	Plan Register No S00A/0746
1		Location	Industrial Avenue, Dul	Lands at Ballym olin 24.	ount a	at Calmount	Road, Calmount
2	, ii	Development	infrastruct blocks A,B the erection block C, and warehousing phase 2 sit units for 1 and car pat	on of buildings ivanced units fo g with ancillary te area, the ere	, road ing Pe as fol r use offic ction arehout acces	is accesses, ermission is llows: at Pl as a light ces and car of blocks H using with a sses via the	services and now sought for hase 1 site area, industry/ parking. At and F, advanced ancillary offices
^{jr} 3				= 3 0	urther Particulars Juested (b) Received		
3	3	Type of Application	Permission			1. 2.	1.
4		Submitted by	Name: Address:				
5	. ш	Applicant	Name: Address:	Calmount Holdin C/o Horan Assoc D7.		Architects	, 127 Phibsboro Rd.
6	.M:	Decision	O.C.M. No. Date	1041 17/05/2001	Ef AP	fect GRANT PEI	RMISSION
7		Grant	O.C.M. No. Date	2277 29/06/2001	Ef AP	fect ' GRANT PE	RMISSION
8	Ъ.	Appeal Lodged		(i = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 =			
9	*	Appeal Decision		, 			
ĩ	0.	Material Contr	avention				
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12.	Revocation or Amendment		
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14,	Registrar	Date	Receipt No.





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

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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 acesses at Calmount Avenue.

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> 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.

Page 1 of 5



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REG REF. S00A/0746

Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

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Lár an Bhaile, Tamhlacht,

17/05/01

for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

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 Page 2 of 5



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REG. REF. S00A/0746

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Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

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

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:

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

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

Page 3 of 5



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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 Pleanala 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

Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

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.

All excess clay/top soil shall be removed from the site and disposed of to the satisfaction of the Planning Authority.

Page 4 of 5



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- REG. REF. S00A/0746 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:

Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

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Lár an Bhaile, Tamhlacht,

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.

Page 5 of 5

		(I	h Dublin County C Local Governmen lanning & Develop Acts 1963 to 19 nning Register (I	it ment 93	}	Pla	n Register No S00A/0746
1.	Location	Industrial Avenue, Du	Lands at Ballymo olin 24.	unt a	at Calmount	Road,	Calmount
2.	Development	infrastruc blocks A,B the erection block C, and warehousing 2 site are for light parking and individual based indu	Planning ref. nos tural site works, , and G). Planni on of buildings a dvanced units for g with ancillary a, the erection o industry/warehous d the erection of buildings over c stry facilities. site acesses at C	road ng Pe s fol use offic f blo ing v bloc ar pa All	is accesses ermission i lows: at P as a light e and car ock E and F with ancill ek D compri- arking for accessed v	, serv s now hase 1 indus parkin , adva ary of .sing o use as ia the	ices and sought for site area, try/ g. At phase nced units fice and car f 5 no. office
3.	Date of Application	27/10/00	e				rticulars b) Received
3a.	Type of Application	Permission	VENT		1. 2.		1. 2.
	Submitted by	Name: Address:	Horan Associates 127 Phibsboro Ro		-	<u>_</u> _	
5.	Applicant	Name: Address:	Calmount Holding C/o Horan Associ D7.		Architects	s, 127	Phibsboro Rd
6.	Decision	O.C.M. No. Date	0099	AG	éect GRANT PE RMISSION	ermissi	ON & REFUSE
7.	Grant	O.C.M. No. Date		AG	Eect GRANT PE RMISSION	RMISSI	ON & REFUSE
8,	Appeal Lodged					<u> </u>	
9.	Appeal Decision						
10.	Material Contr	avention					
	Enforcement		pensation	2-111	Purchase	and water and the	0

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

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

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

Applicant App. Type Development

Permission (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 acesses at Calmount Avenue.

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

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

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

Dear Sir / Madam,

Location

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

for SENIOR ADMINISTRATIVE OFFICER



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

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

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

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



