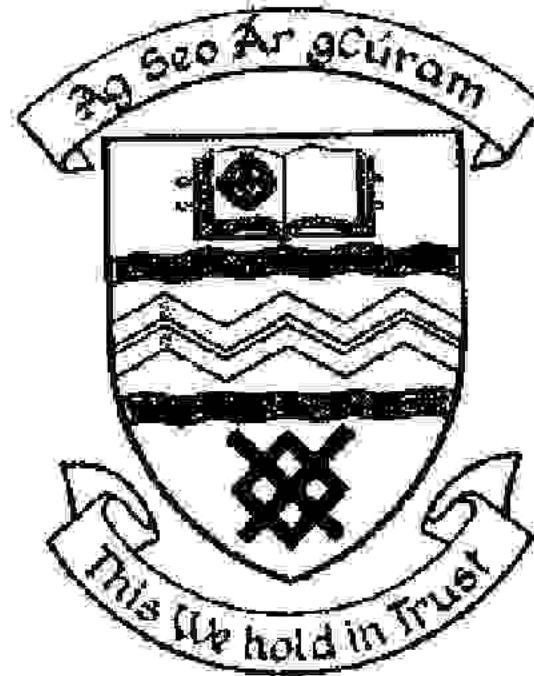


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0714	
1. Location	4 & 5 Ballymount Road Upper, Dublin 24.		
2. Development	to construct block for office based industry at rear of approved development (Ref. S99A/0826) .		
3. Date of Application	13/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark O' Reilly & Associates Address: Consulting Engineers Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Springwood Limited, Address: Turnings, Straffan, County Kildare		
6. Decision	O.C.M. No. 2660 Date 06/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0150 Date 22/01/2001	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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Dublin 24

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Mark O' Reilly & Associates
Consulting Engineers
Greenmount House,
Harolds Cross Road,
Dublin 6W

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0150	Date of Final Grant 22/01/2001
Decision Order Number 2660	Date of Decision 06/12/2000
Register Reference S00A/0714	Date 13/10/00

Applicant Springwood Limited,

Development to construct block for office based industry at rear of approved development (Ref. S99A/0826).

Location 4 & 5 Ballymount Road Upper, Dublin 24.

Floor Area 714.00 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 (9) 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, 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 Prior to the commencement of development, details of a raised roof profile for the proposed building shall be submitted to the Planning Authority for agreement.

REASON:

In the interest of visual amenity.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. With regard to drainage:-

- (i) 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.

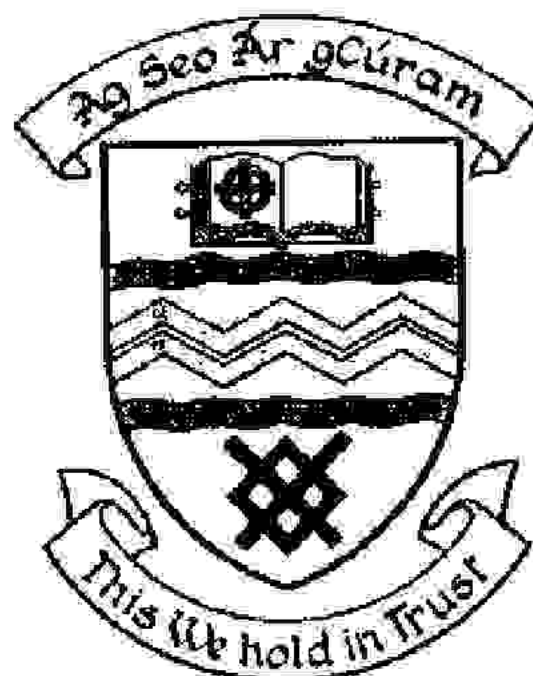
With regard to water supply:-

- (i) That branch connection, swabbing and chlorination be carried out by the County Council Environmental Services Department and that the cost thereof be paid to the Council prior to the commencement of development;
- (ii) The proposed building shall have a separate metered supply. Tappings and meter installation shall be carried by County Council Environmental Services Department and the cost thereof shall be paid to the County Council prior to the commencement of development.
- (iii) That 24 hour storage shall be provided to allow for temporary shutdown of water supply for essential maintenance works.

REASON:

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

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-
- 4 That off-street car parking facilities shall be provided in accordance with Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.
- 5 Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the Planning Authority for agreement.
REASON:
In the interest of orderly development and the visual amenities of the area.
- 6 That no industrial effluent be permitted without prior approval from the Planning Authority.
REASON:
In the interest of health.
- 7 That a financial contribution in the sum of £5,627 (Five Thousand Six Hundred and Twenty Seven Pounds) EUR 7,145 (Seven Thousand One Hundred and Forty Five 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.
- 8 That a financial contribution in the sum of £14,637 (Fourteen Thousand Six Hundred and Thirty Seven Pounds) EUR 18,585 (Eighteen Thousand Five Hundred and Eighty Five 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.

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- 9 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No 5 of An Bord Pleanála Reference PL 06S.118250, arrangements to be made prior to commencement of 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.

- (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,

.....24/01/01
 for SENIOR ADMINISTRATIVE OFFICER

7.

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

Decision Order Number 2660	Date of Decision 06/12/2000
Register Reference S00A/0714	Date: 13/10/00

Applicant Springwood Limited,
Development to construct block for office based industry at rear of
approved development (Ref. S99A/0826).
Location 4 & 5 Ballymount Road Upper, 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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

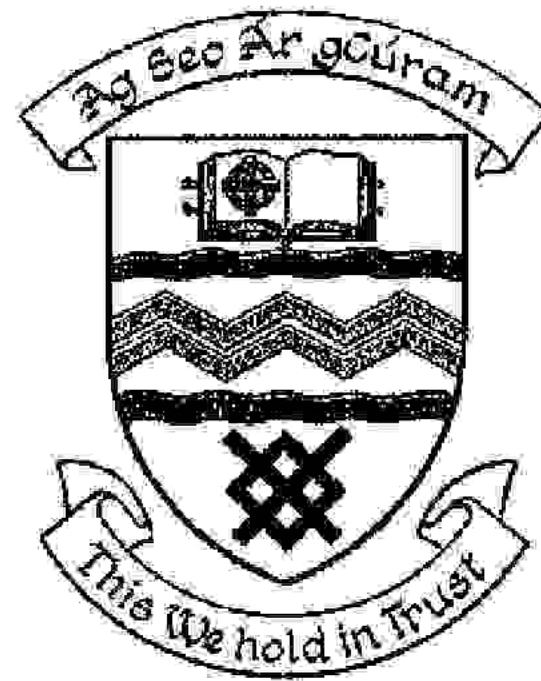
..... *MM* 07/12/00
for SENIOR ADMINISTRATIVE OFFICER

Mark O' Reilly & Associates
Consulting Engineers
Greenmount House,
Harolds Cross Road,
Dublin 6W

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REG REF. S00A/0714

Conditions and Reasons

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REASON:

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REASON:

In the interest of visual amenity.

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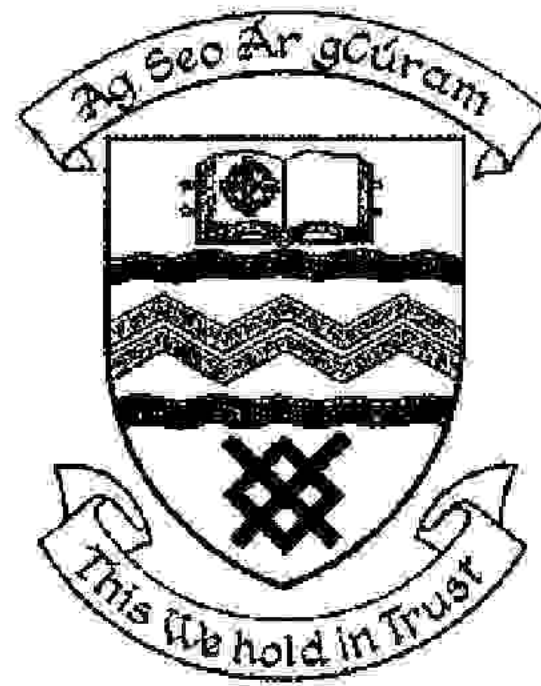
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- (iii) That 24 hour storage shall be provided to allow for temporary shutdown of water supply for essential maintenance works.

REASON:

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

- 4 That off-street car parking facilities shall be provided in accordance with Development Plan Standards.

REASON:

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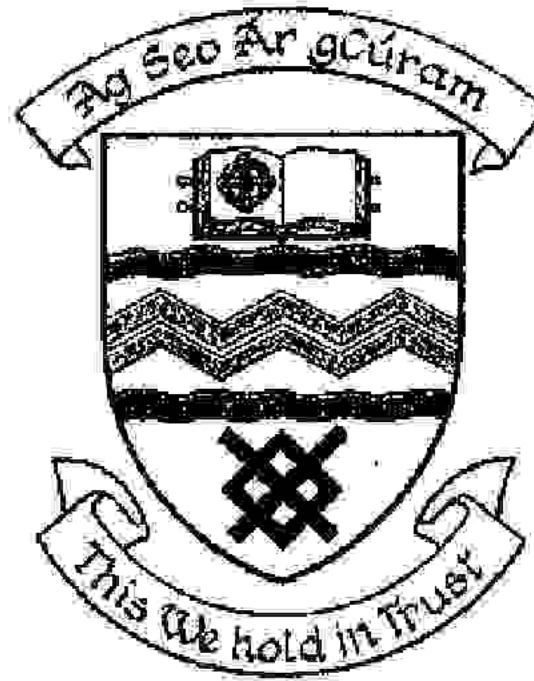
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