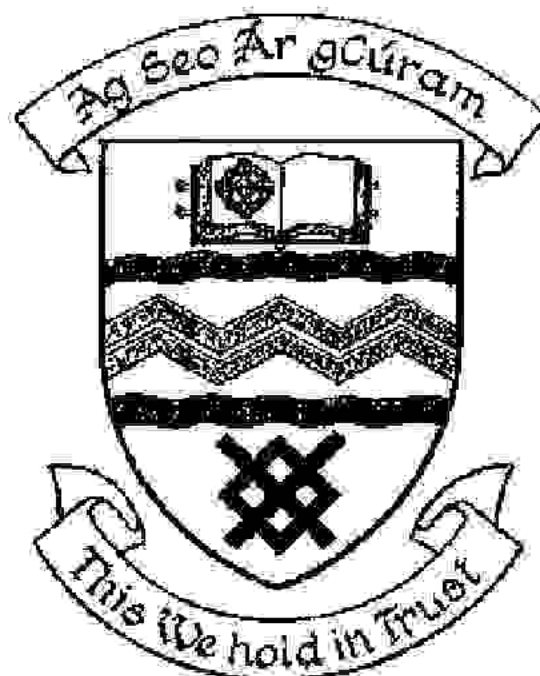


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0692	
1. Location	situated between Ballymount Ave. & Ballymount Road Upper Dublin 24.		
2. Development	Construction of a 3 storey Office Building totalling 3,726m2 with associated car parking (including additional temporary car parking on adjacent site on Ballymount Road Upper)		
3. Date of Application	05/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: IREL Limited Address: Ballymount Avenue, Dublin 24.		
6. Decision	O.C.M. No. 2096 Date 06/06/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 0319	Date of Decision 12/02/2001
Register Reference S00A/0692	Date 05/10/00

Applicant IREL Limited
App. Type Permission
Development Construction of a 3 storey Office Building totalling 3,726m2 with associated car parking (including additional temporary car parking on adjacent site on Ballymount Road Upper)

Location situated between Ballymount Ave. & Ballymount Road Upper 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

my 13/02/01
for SENIOR ADMINISTRATIVE OFFICER

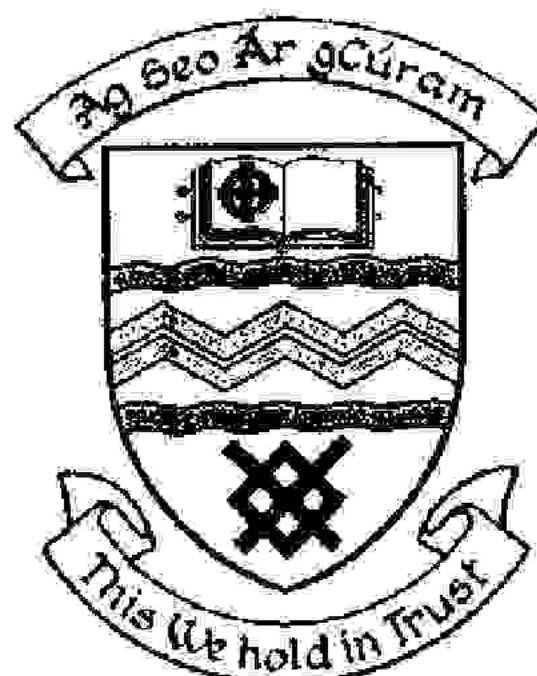
Scott Tallon Walker Architects,
19 Merrion Square,
Dublin 2.

	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/0692	
1. Location	situated between Ballymount Ave. & Ballymount Road Upper Dublin 24.		
2. Development	Construction of a 3 storey Office Building totalling 3,726m2 with associated car parking (including additional temporary car parking on adjacent site on Ballymount Road Upper)		
3. Date of Application	05/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: IREL Limited Address: Ballymount Avenue, Dublin 24.		
6. Decision	O.C.M. No. 2096 Date 06/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2464 Date 20/07/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Dublin 24

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Scott Tallon Walker Architects,
19 Merrion Square,
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 2464	Date of Final Grant 20/07/2001
Decision Order Number 2096	Date of Decision 06/06/2001
Register Reference S00A/0692	Date 05/10/00

Applicant IREL Limited

Development Construction of a 3 storey Office Building totalling 3,726m²
with associated car parking (including additional temporary
car parking on adjacent site on Ballymount Road Upper)

Location situated between Ballymount Ave. & Ballymount Road Upper
Dublin 24.

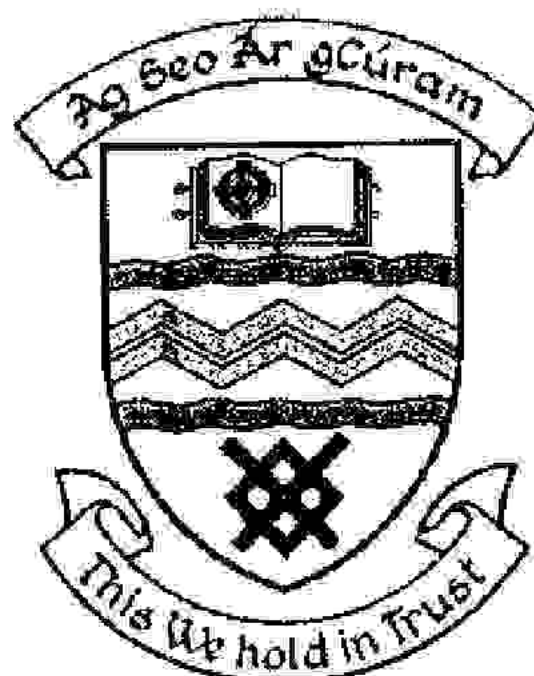
Floor Area 3806.00 Sq Metres
Time extension(s) up to and including 08/06/2001
Additional Information Requested/Received /

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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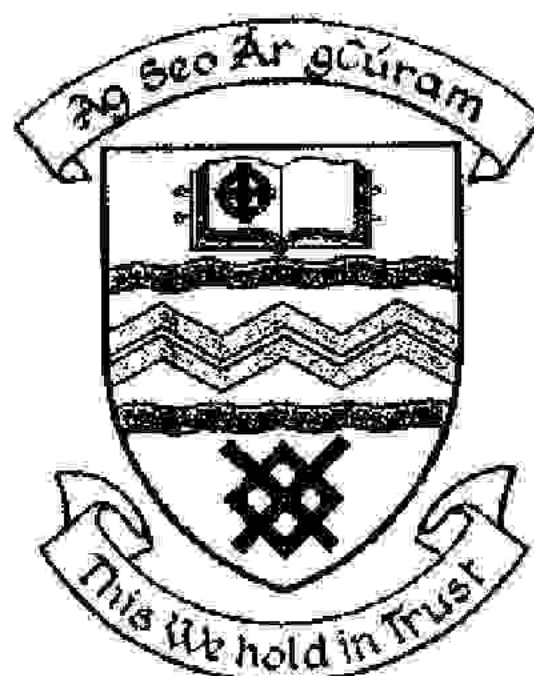
Conditions and Reasons

- 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 the 23rd of 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 -Prior to the commencement of any development the applicant shall submit full details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. Details to indicate complete separation of foul and surface water systems.
 -Applicant to supply the positions of all adjacent foul sewers and the before and after positions of any diverted sewer.
 -Prior to the commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (tel.01-4570784), a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. The layout shall be in accordance with Part B of 1997 Building Regulations.
REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
 In the interest of health.
- 4 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.
- 5 That the parking areas shown on the submitted plans are surfaced, marked out and retained for that purpose.

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REASON:

In the interest of traffic safety.

- 6 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.

- 7 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.

- 8 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.

- 9 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.

- 10 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.

- 11 The proposed temporary car park shall cease use on or before the 8th July 2003 unless before that date permission is granted for its retention.

REASON:

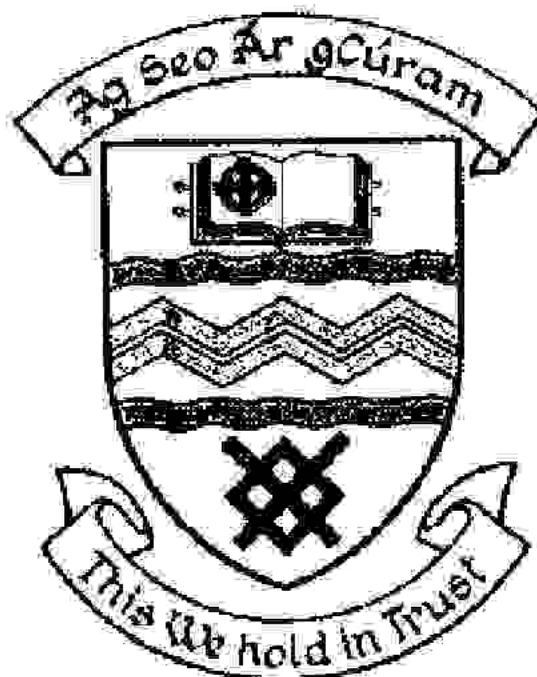
In order to allow the car parking arrangements in the development to be reassessed in the light of the findings of the proposed Integrated Framework Plan for the area.

- 12 The final car parking layout shall be submitted for the written agreement of the Planning Authority having regard to the Integrated Framework Plan for the Ballymount industrial area before 31st march 2002.

REASON:

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

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- 13 That a financial contribution in the sum of £30,081 (thirty thousand and eighty one pounds) EUR 38,195 (thirty eight thousand one hundred and ninety 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.

- 14 That a financial contribution in the sum of £78,246 (seventy eight thousand two hundred and forty six pounds) EUR 99,352 (ninety nine thousand three hundred and fifty two 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.

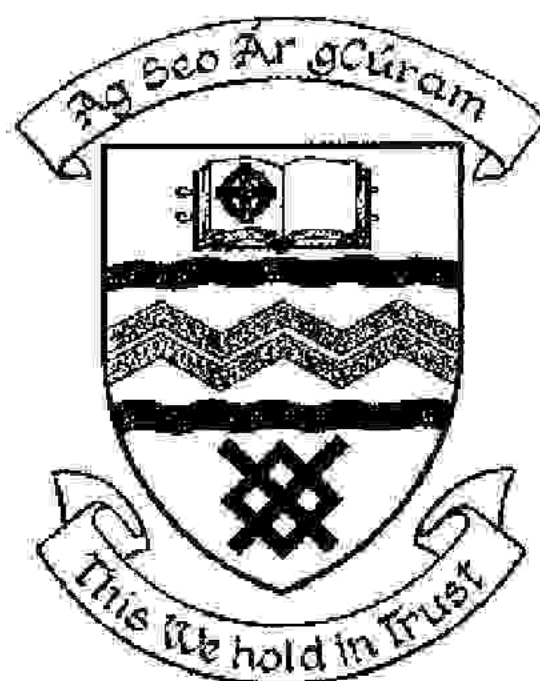
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

.....23/07/01
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0692	
1. Location	situated between Ballymount Ave. & Ballymount Road Upper Dublin 24.		
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3. Date of Application	05/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: IREL Limited Address: Ballymount Avenue, Dublin 24.		
6. Decision	O.C.M. No. 0083 Date	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.	

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

Decision Order Number 0083	Date of Decision 16/01/2001
Register Reference S00A/0692	Date 05/10/00

Applicant IREL Limited
App. Type Permission
Development Construction of a 3 storey Office Building totalling 3,726m² with associated car parking (including additional temporary car parking on adjacent site on Ballymount Road Upper)

Location situated between Ballymount Ave. & Ballymount Road Upper
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

mj 17/01/01
for SENIOR ADMINISTRATIVE OFFICER

Scott Tallon Walker Architects,
19 Merrion Square,
Dublin 2.