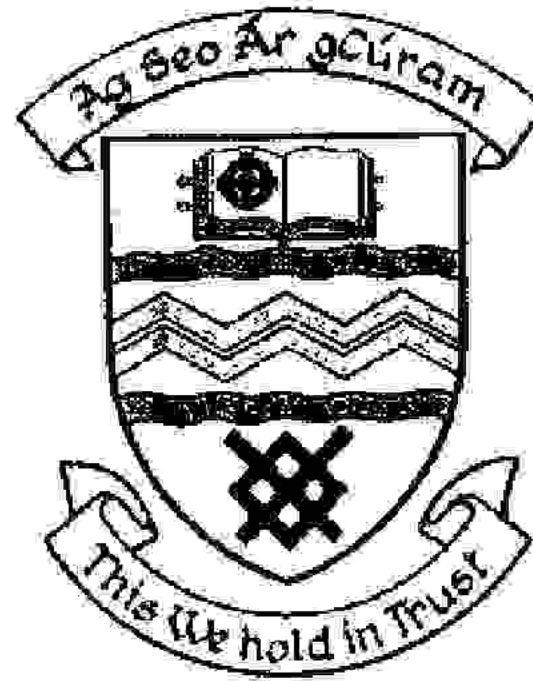


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0664	
1. Location	St. Anthony's, Turnpike Road, Ballymount, Dublin 22.		
2. Development	Provision of 3 No. light industrial/warehouse units, and the replacement of existing office building with new two storey office building with option to sub-divide into 2 no. office units.		
3. Date of Application	22/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/11/2000 2.	1. 22/12/2000 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. Ed Mahon, Address: St Anthony's, Turnpike Road, Ballymount, Dublin 22.		
6. Decision	O.C.M. No. 0422 Date 21/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0731 Date 06/04/2001	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



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County Hall
Town Centre, Tallaght
Dublin 24

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Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0731	Date of Final Grant 06/04/2001
Decision Order Number 0422	Date of Decision 21/02/2001
Register Reference S00A/0664	Date 22/12/00

Applicant Mr. Ed Mahon,

Development Provision of 3 No. light industrial/warehouse units,
and the replacement of existing office building with new
two storey office building with option to sub-divide into
2 no. office units.

Location St. Anthony's, Turnpike Road, Ballymount, Dublin 22.

Floor Area 596.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/11/2000 /22/12/2000

A Permission has been granted for the development described above,

subject to the following (8) 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 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 with regard to the following:

(a) Foul and surface water

- Applicant shall ensure full and complete separation of foul and surface water systems.
- 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.
- Soakage tests shall be carried out in accordance with BRE digest 365, results to be certified by Engineer and submitted to South Dublin County Council.
- Proposed soakage area shall be designed and constructed in accordance with BRE digest 365, and certification of compliance by Engineer to be submitted.

(b) Water Supply

- No building to lie within 5 metres of a public watermain.
- Separate connections shall be provided for each premises. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.

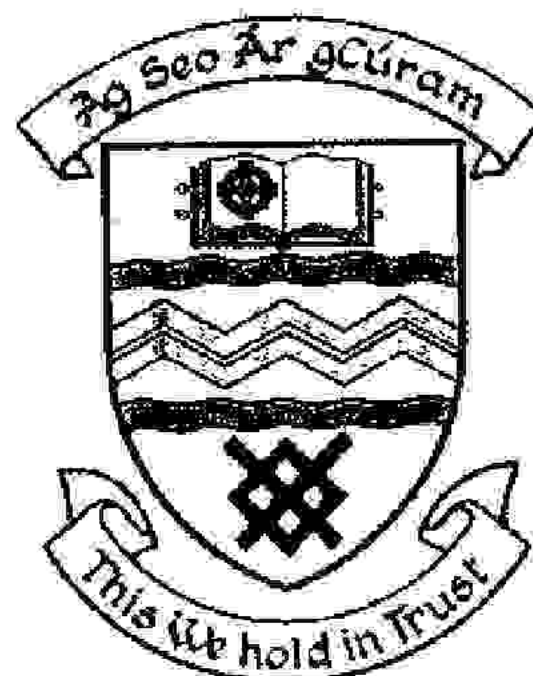
REASON:

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

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- 3 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.

- 4 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.

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

REASON:

In the interest of health.

- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 7 That a financial contribution in the sum of £2309 (two thousand three hundred and nine pounds) EUR 2932 (two thousand nine hundred and thirty two 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 £6006 (six thousand and six pounds) EUR 7626 (seven thousand six hundred and twenty six 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:

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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.

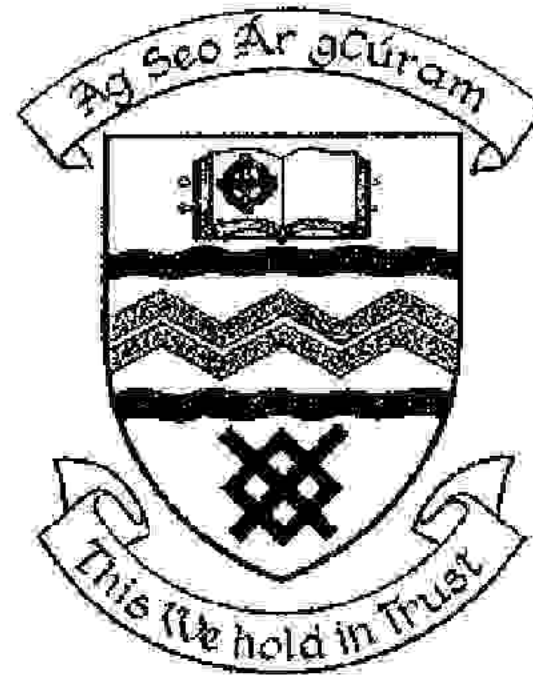
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0664	
1. Location	St. Anthony's, Turnpike Road, Ballymount, Dublin 22.		
2. Development	Provision of 3 No. light industrial/warehouse units, and the replacement of existing office building with new two storey office building with option to sub-divide into 2 no. office units.		
3. Date of Application	22/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/11/2000 2.	1. 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. Ed Mahon, Address: St Anthony's, Turnpike Road, Ballymount, Dublin 22.		
6. Decision	O.C.M. No. 2557 Date 20/11/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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 2557	Date of Decision 20/11/2000
Register Reference S00A/0664	Date: 22/09/00

Applicant Mr. Ed Mahon,
Development Provision of 3 No. light industrial/warehouse units,
and the replacement of existing office building with new
two storey office building with option to sub-divide into
2 no. office units.

Location St. Anthony's, Turnpike Road, Ballymount, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/09/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The lodged site layout plan shows that proposed industrial/warehouse units no. 5 and 6 would be located 2 metres from an adjoining 150mm diameter watermain. Environmental Services Department requires that no building shall be within 5 metres of a watermain. The applicant is requested to lodge a revised site layout plan providing for a 5 metre building setback from this watermain. Revised plans, sections and elevations shall also be submitted. In the event of a reduction in the number of proposed industrial/warehouse units, revised site and newspaper notices and application form shall be submitted as necessary.

The revised site layout plan should also amend proposed car parking spaces no's. 35 and 36 to take account of the adjoining roller shutter doorway of unit 4.

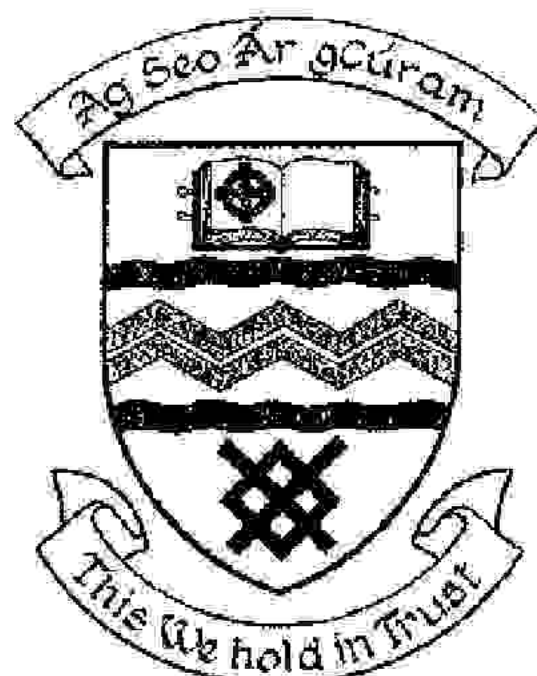
- 2 The applicant is requested to submit section drawings and a west elevation drawing of the proposed office building.

Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

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REG REF. S00A/0664

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

20/11/00