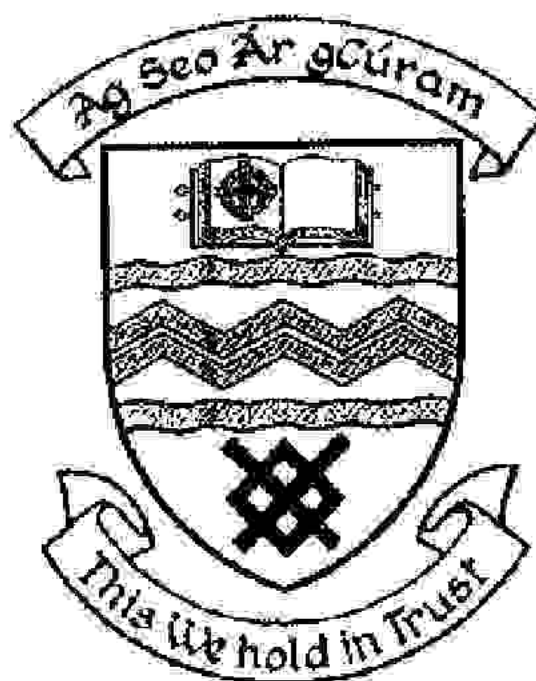


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0661	
1. Location	Ballymount Road Upper, Dublin 12.		
2. Development	for mixed Warehouse/Office based industry development on site.		
3. Date of Application	11/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/12/2000 2.	1. 2.
4. Submitted by	Name: P & A Lavin Associates, Address: 49 Raglan Road, Ballsbridge,		
5. Applicant	Name: Mr. Michael Tynan C/o Rollestow & Co. Address: Main Street, Portlaoise, County Laois		
6. Decision	O.C.M. No. 2694 Date 08/12/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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E-Mail: planning.dept@sdublincoco.ie

P & A Lavin Associates,
49 Raglan Road,
Ballsbridge,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2410	Date of Final Grant 04/07/2002
Decision Order Number 2007	Date of Decision 24/05/2002
Register Reference S00A/0661	Date 27/03/02

Applicant Mr. Michael Tynan C/o Rollestow & Co.

Development for mixed Warehouse/Office based industry development on site.

Location Ballymount Road Upper, Dublin 12.

Floor Area 722.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/12/2000 /27/03/2002

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

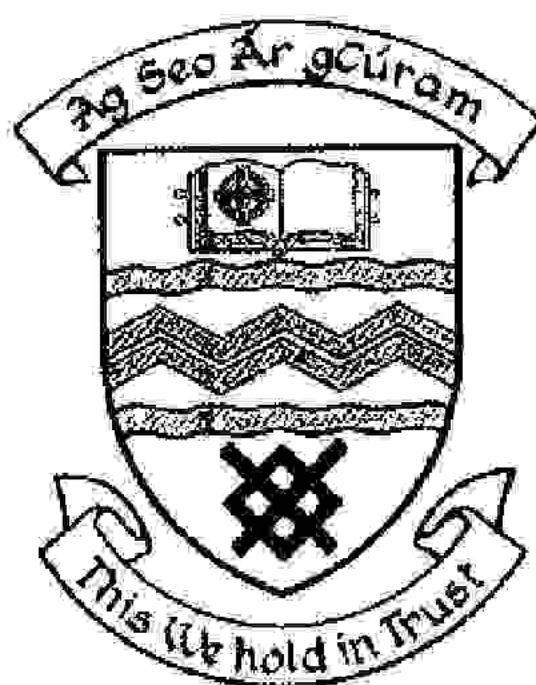
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00170000

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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 additional information received on 27/03/2002, 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 The use of the proposed structure shall be restricted to warehousing/office based industry only.
Reason:
In the interests of proper planning and development
- 3 The proposed first floor level clerestory windows shall be 1.625m above floor level (i.e. above eye level) as shown on drawing no. 1902 / PL08 submitted as additional information.
Reason: In the interest of the amenities of adjoining properties.
- 4 Details of landscaping and boundary treatment shall be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the unit. In particular, the proposed palisade fencing is not acceptable and as such, details of an alternative treatment shall be submitted.
REASON:
In the interest of amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
In particular:
 - All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter. Therefore the applicant shall upsize the new foul sewer from 150mm to 225mm diameter.
 - 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.
 - Where the new sewer crosses public roads the requirements of the Roads Department shall be strictly adhered to.
 - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - Applicant shall ensure full and complete separation of

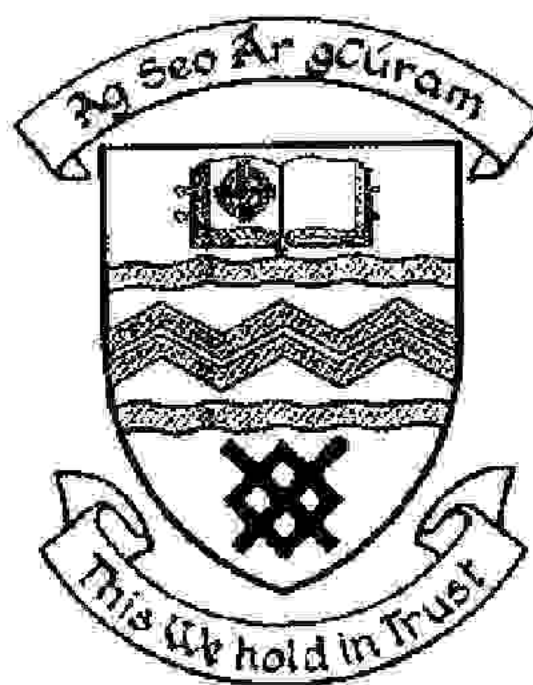
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foul and surface water systems.

- All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
- Prior to commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath (tel. 01-4570784), a detailed watermain layout. Layout shall indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout shall be in accordance with Part B of 1997 Building Regulations.
- The development shall have its own commercially metered connection to the public watermain and full 24hour water storage.
- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

Reason:

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

- 6 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

- 7 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.

- 8 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 9 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.

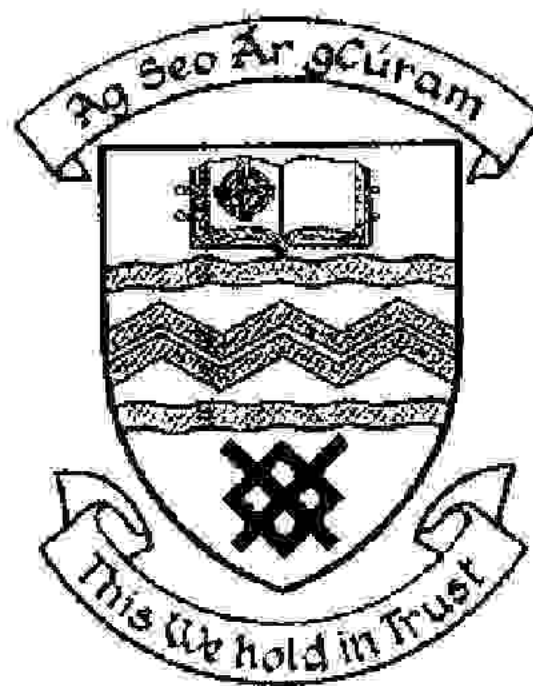
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0007074

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- 10 That a financial contribution in the sum of EUR 7,399 (seven thousand three hundred and ninety nine euro) 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.

- 11 That a financial contribution in the sum of EUR 19,249 (nineteen thousand two hundred and forty nine euro) 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.

NOTE: That the applicant be advised, that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

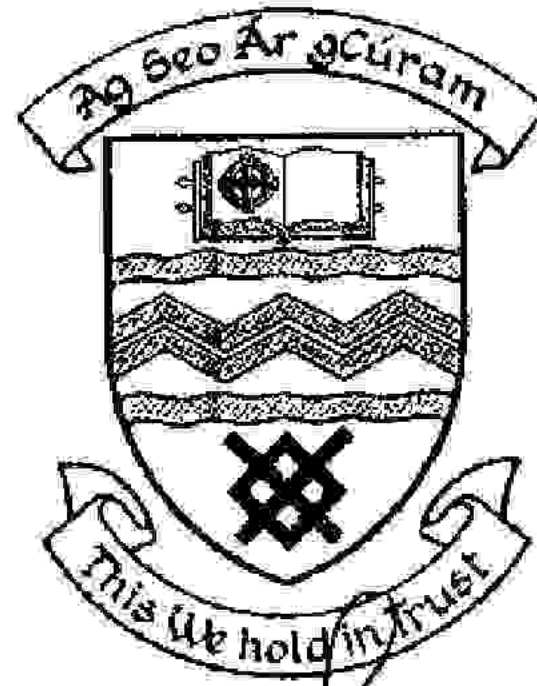
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S000700001

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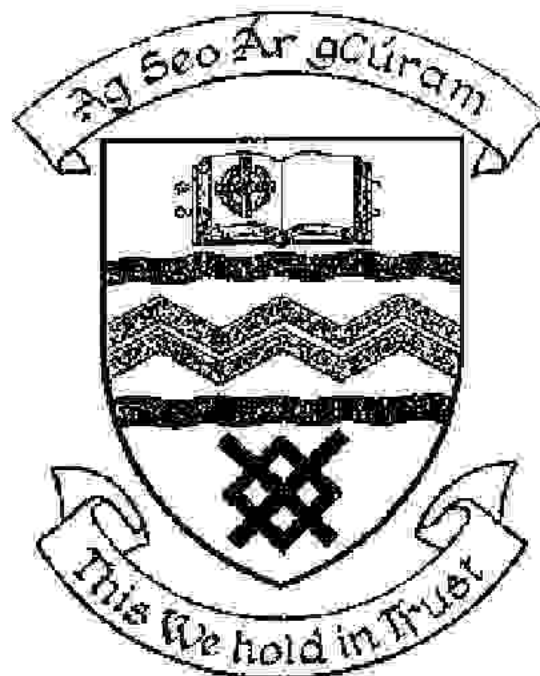
E-Mail: planning.dept@sdublincoco.ie

.....04/07/02
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2007	Date of Decision 24/05/2002
Register Reference S00A/0661	Date: 11/09/00

Applicant Mr. Michael Tynan C/o Rollestow & Co.
Development for mixed Warehouse/Office based industry development on site.
Location Ballymount Road Upper, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 08/12/2000 /27/03/2002
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 of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

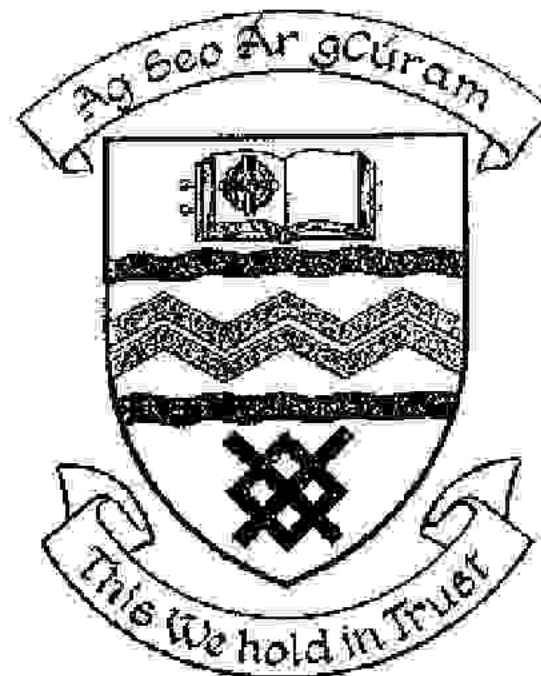
 24/05/02
for SENIOR EXECUTIVE OFFICER

P & A Lavin Associates,
49 Raglan Road,
Ballsbridge,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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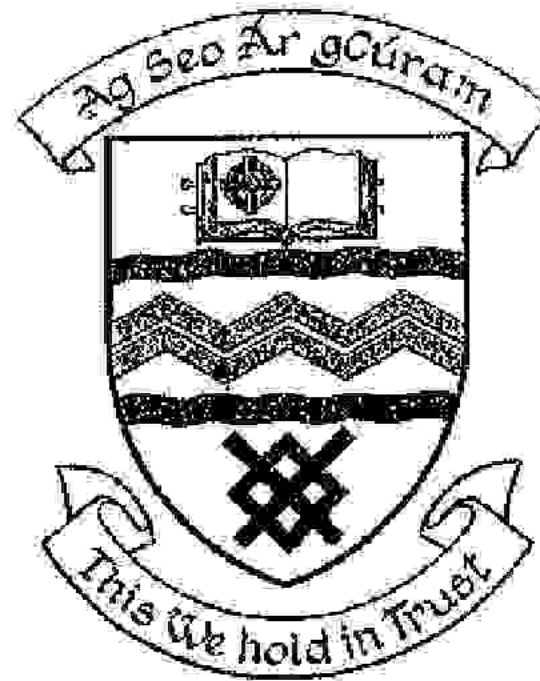
Conditions and Reasons

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REASON:
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Reason:
In the interests of proper planning and development
- 3 The proposed first floor level clerestory windows shall be 1.625m above floor level (i.e. above eye level) as shown on drawing no. 1902 / PL08 submitted as additional information.
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REASON:
In the interest of amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
In particular:
 - All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter. Therefore the applicant shall upsize the new foul sewer from 150mm to 225mm diameter.
 - 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,

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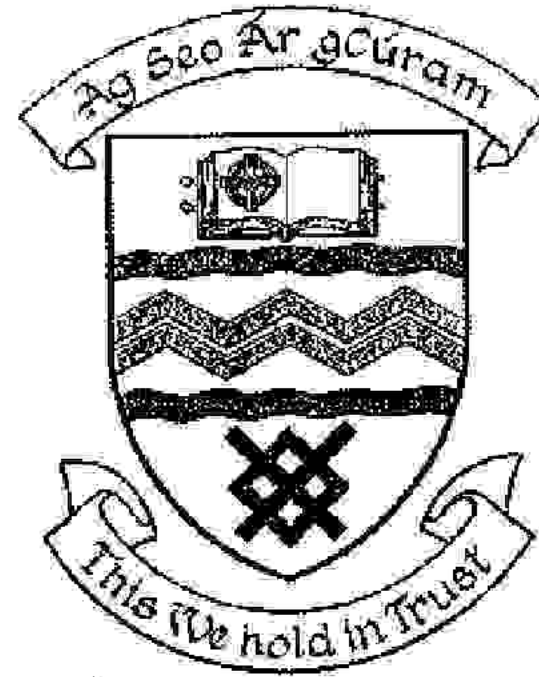
REASON:

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

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REASON:

In the interest of safety and the avoidance of fire hazard.

- 9 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

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REASON:

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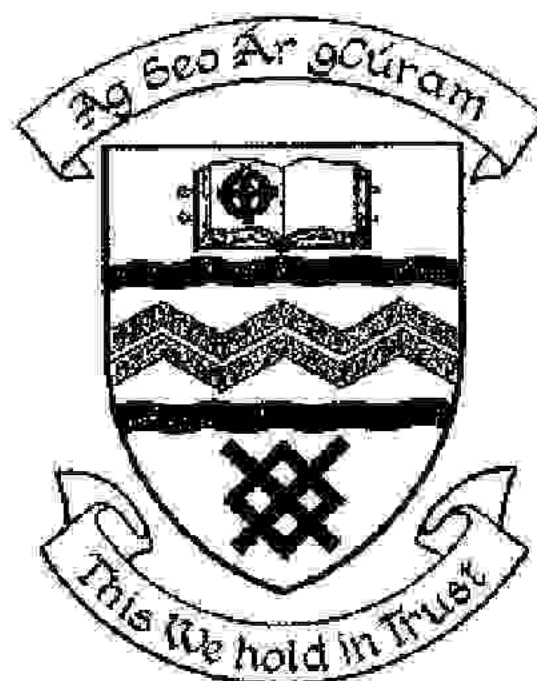
NOTE: That the applicant be advised, that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

Handwritten: Linda

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

Decision Order Number 2694	Date of Decision 08/12/2000
Register Reference S00A/0661	Date: 11/09/00

Applicant Mr. Michael Tynan C/o Rollestow & Co.
Development for mixed Warehouse/Office based industry development on site.

Location Ballymount Road Upper, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/09/00 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 It appears that part of the south eastern site boundary may encroach on the adjoining property at 9 Upper Ballymount Road. The applicant is requested to submit documentary evidence of his interest in the site as outlined in red on the site location map and as shown on the site layout plan submitted. Alternatively the applicant is to submit a revised site area in written agreement with the adjoining property owner.
- 2 It is considered that the proposed development would be seriously injurious to the amenities of the adjoining property at No. 9 Upper Ballymount Road by reason of overlooking.

The applicant is requested to submit a section drawing at scale 1:100, with figured dimensions, and through the stairwell toward the south-east elevation.

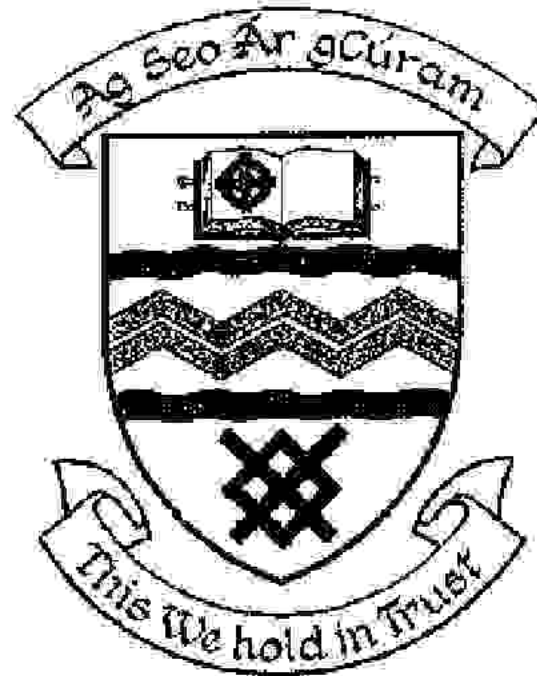
Revised proposals should be submitted to prevent overlooking onto the adjoining property, including high level windows,

P & A Lavin Associates,
49 Raglan Road,
Ballsbridge,
Dublin 4.

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REG REF. S00A/0661

obscure glazing and glass blocks. Revised floor plans and elevation drawings with full details and to scale of 1:100 shall be submitted as necessary.

- 3 The applicant's agent in a letter submitted with the application states that there is a demand for office based industry type use, combined with warehouse space in the area. The applicant is requested to indicate if he has a potential purchaser and the type of office based industry that is proposed for the development.
- In this regard the applicant should note the definition of office based industry in the 1998 South Dublin County Development Plan which is as follows:-
- "Office-based activities concerned with the output of a specified product or service, including; data processing, software development, information technology, technical consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing.

Other uses not specified above may be included in the future at the discretion of the planning authority".

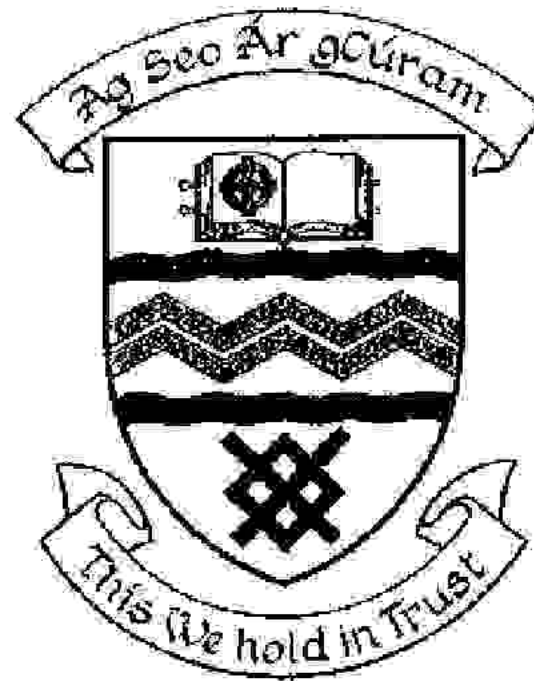
- 4 The applicant is to submit full details of proposed foul and surface water drainage including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewers. Details are to indicate complete separation of foul and surface water systems.
- 5 Details of proposed boundary treatment are to be submitted.
- 6 The applicant is requested to submit a clearly drawn first floor plan at scale 1:100.

Signed on behalf of South Dublin County Council

.....*my*.....
for Senior Administrative Officer

11/12/00

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Order Number 2277	Date of Order 09/10/2000
Register Reference S00A/0661	Date 11/09/00

Applicant Mr. Michael Tynan C/o Rollestow & Co.
Development for mixed Warehouse/Office based industry development on site.
Location Ballymount Road upper, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 05/10/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

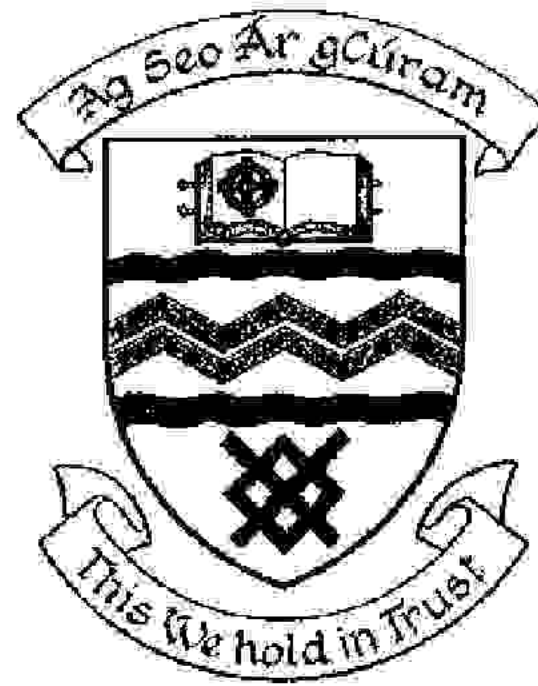
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

P & A Lavin Associates,
49 Raglan Road,
Ballsbridge,
Dublin 4.

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REC REF. S00A/0661

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

my
..... 09/10/00
for Senior Administrative Officer.