

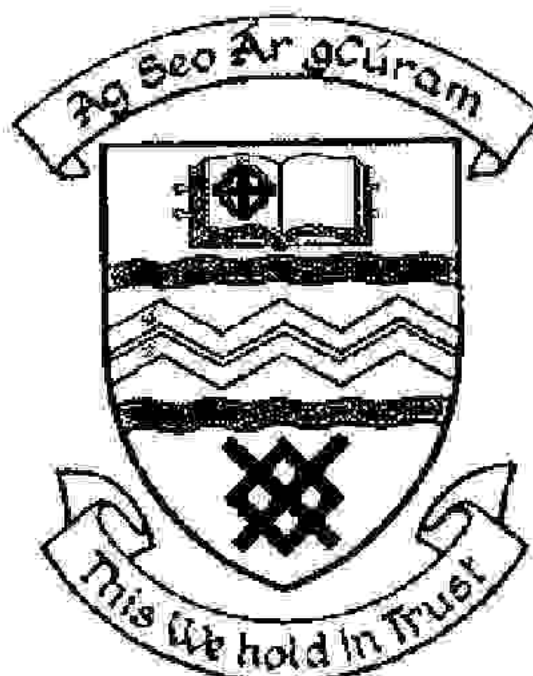
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0638	
1. Location	Magna Business Campus, East of New N82 Citywest Road opposite the Westbrook Roundabout at Fortunestown, Tallaght, Dublin 24.		
2. Development	Industrial facility to be constructed in two phases, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,428m ² . The development which will include all associated site works, car parking, delivery yards and site services on a site of circa. 3 acres. The site forms part of a previous overall permission, Reg. Ref. S99A/0343.		
3. Date of Application	11/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian O'Halloran & Associates, Address: 23 Herbert Place, Dublin 2.		
5. Applicant	Name: Place Property Ltd Address: C/o Davy Hickey Properties, 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2495 Date 10/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0048 Date 08/01/2001	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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Brian O'Halloran & Associates,
23 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0048	Date of Final Grant 08/01/2001
Decision Order Number 2495	Date of Decision 10/11/2000
Register Reference S00A/0638	Date 11/09/00

Applicant Place Property Ltd

Development Industrial facility to be constructed in two phases, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,428m². The development which will include all associated site works, car parking, delivery yards and site services on a site of circa. 3 acres. The site forms part of a previous overall permission, Reg. Ref. S99A/0343.

Location Magna Business Campus, East of New N82 Citywest Road opposite the Westbrook Roundabout at Fortunestown, Tallaght, Dublin 24.

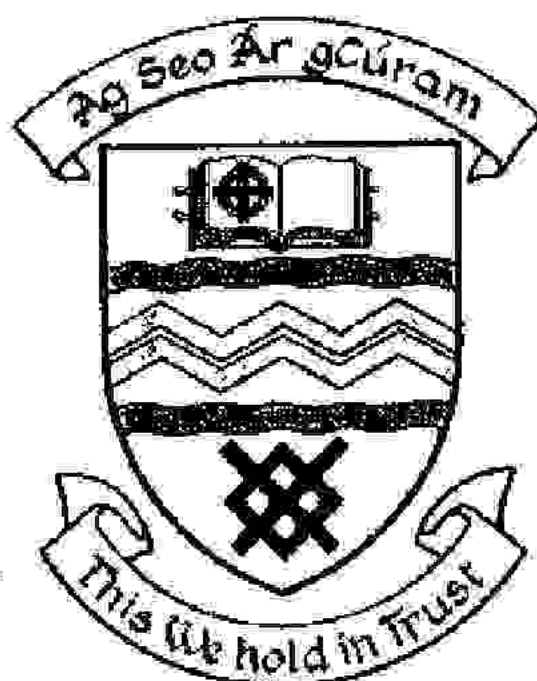
Floor Area 5428.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

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

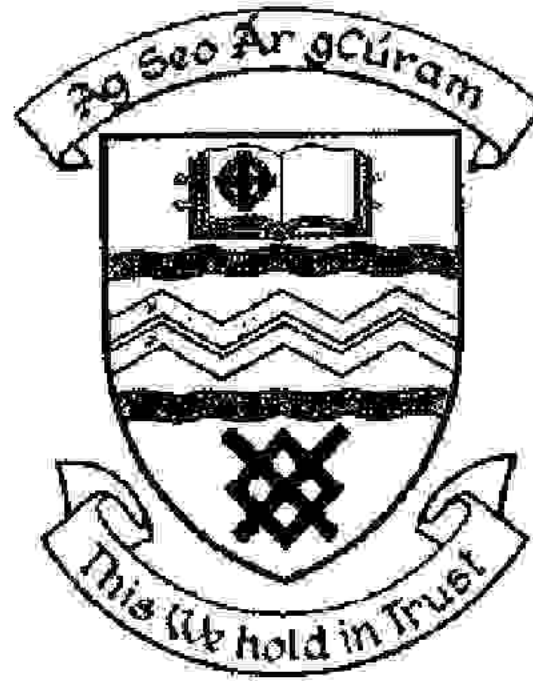
- 2 The applicant shall comply with the requirements of the Environmental Services Department with regard to foul and surface water drainage. In this regard:-
- (i) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (ii) All pipes shall be laid with a minimum 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.
 - (iii) No building shall be within 5m of public sewer or sewer with potential to be taken in charge.
 - (iv) All existing ditches or streams shall be piped with suitably sized spigot and socket pipe laid open jointed with granular bed and surround. The applicant shall submit details to the Environmental Services Department of South Dublin County Council.
 - (v) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
 - (vi) The maintenance and operation of the proposed surface water pumping station shall be the responsibility of the applicant.

REASON:

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

- 3 The applicant shall comply with the requirements of the Environmental Services Department with regard to water supply. In this regard:-
- (i) Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer at Deansrath Depot (01) 4570784 a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve meter and hydrant layout and proposed point of connection to existing watermains. The layout shall comply with Building Regulations.

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- (ii) The applicant is proposing to connect into a watermain not yet taken in charge. The applicant shall obtain permission from the owners of this watermain prior to connection.

REASON:

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

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

REASON:

In the interest of health.

- 5 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.

- 6 That prior to commencement of development, the applicant shall agree with the Parks and Landscape Services Department and submit to the Planning Authority, a detailed landscape plan with full works specification. This plan shall include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting.

REASON:

In the interests of amenity.

- 7 That no advertising sign or structure be erected except those which are exempted development without prior approval of the 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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 9 The applicant shall ascertain the requirements of the Department of Defence and adhere strictly to them in the development.

REASON:

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

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- 10 That a financial contribution in the sum of £43,821 (Forty Three Thousand Eight Hundred and Twenty One Pounds) EUR 55,641 (Fifty Five Thousand Six Hundred and Forty One 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.

- 11 That a financial contribution in the sum of £111,988 (One Hundred and Eleven Thousand Nine Hundred and Eighty Eight Pounds) EUR 144,735 (One Hundred and Forty Four Thousand Seven Hundred and Thirty 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.

- 12 That a financial contribution in the sum of £21,983 (Twenty One Thousand Nine Hundred and Eighty Three Pounds) EUR 27,913 (Twenty Seven Thousand Nine Hundred and Thirteen Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

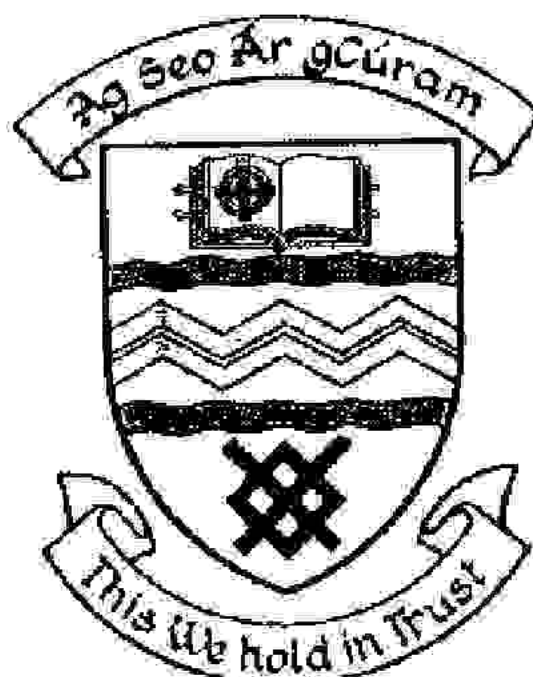
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 13 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £24,000 (Twenty Four Thousand Pounds) EUR 30,473 (Thirty Thousand Four Hundred and Seventy Three Euros), a bond of an Insurance Company of £24,000 (Twenty Four Thousand Pounds) EUR 30,473 (Thirty Thousand Four Hundred and Seventy Three Euros), or other security to secure the provision and

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satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 14 That a financial contribution in the sum of £2,551 (two thousand five hundred and fifty one pounds) EUR 3,239 (three thousand two hundred and thirty nine euros) be paid by the proposer to South Dublin County Council towards the cost of Brookfield Road Foul Sewer Duplication Scheme which services 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 the works.

- (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.

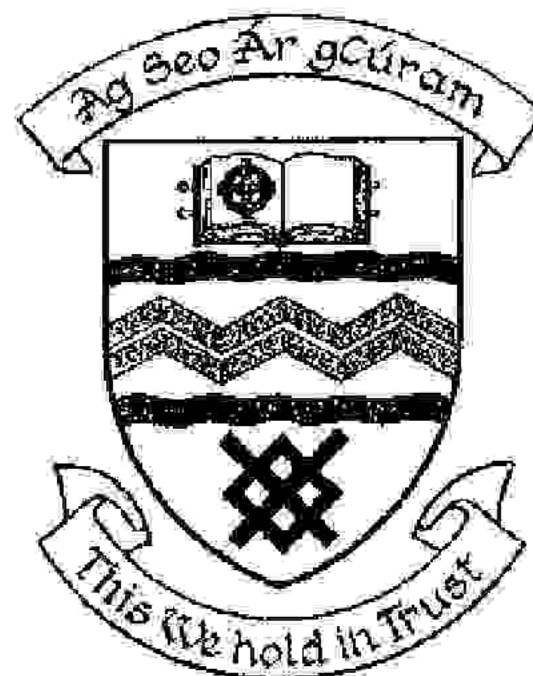
Signed on behalf of South Dublin County Council.

CM
11/01/01
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2495	Date of Decision 10/11/2000
Register Reference S00A/0638	Date: 11/09/00

Applicant Place Property Ltd

Development Industrial facility to be constructed in two phases, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,428m². The development which will include all associated site works, car parking, delivery yards and site services on a site of circa. 3 acres. The site forms part of a previous overall permission, Reg. Ref. S99A/0343.

Location Magna Business Campus, East of New N82 Citywest Road opposite the Westbrook Roundabout at Fortunestown, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

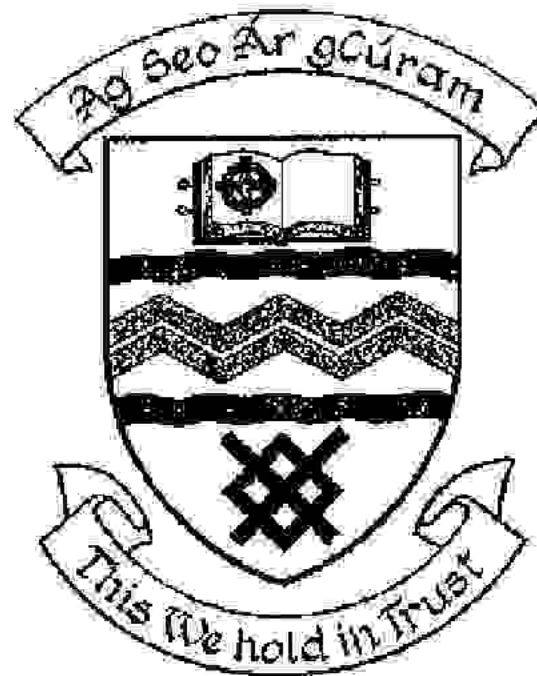
Clarification of Additional Information Requested/Received /

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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Brian O'Halloran & Associates,
23 Herbert Place,
Dublin 2.

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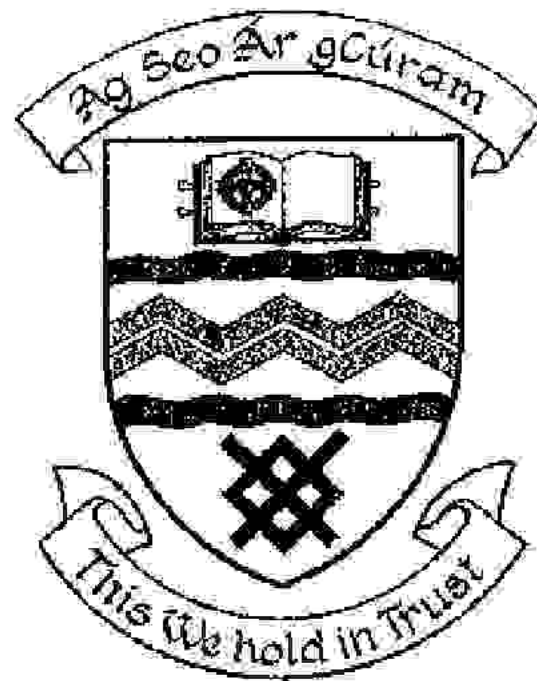
OS 10/11/00
for SENIOR ADMINISTRATIVE OFFICER

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 The applicant shall comply with the requirements of the Environmental Services Department with regard to foul and surface water drainage. In this regard:-
 - (i) The 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.
 - (iii) No building shall be within 5m of public sewer or sewer with potential to be taken in charge.
 - (iv) All existing ditches or streams shall be piped with suitably sized spigot and socket pipe laid open jointed with granular bed and surround. The applicant shall submit details to the Environmental Services Department of South Dublin County Council.

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- (v) All surface water runoff from truck parking/
marshalling areas shall be routed via a petrol/oil/
diesel interceptor before discharging to the public
sewer.
- (vi) The maintenance and operation of the proposed
surface water pumping station shall be the
responsibility of the applicant.

REASON:

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

- 3 The applicant shall comply with the requirements of the
Environmental Services Department with regard to water
supply. In this regard:-

- (i) Prior to the commencement of works, the applicant
shall submit for the approval of the Area Engineer
at Deansrath Depot (01) 4570784 a watermain layout
drawing. Drawing to indicate proposed watermain
sizes, valve meter and hydrant layout and proposed
point of connection to existing watermains. The
layout shall comply with Building Regulations.
- (ii) The applicant is proposing to connect into a
watermain not yet taken in charge. The applicant
shall obtain permission from the owners of this
watermain prior to connection.

REASON:

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

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

REASON:

In the interest of health.

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

REASON:

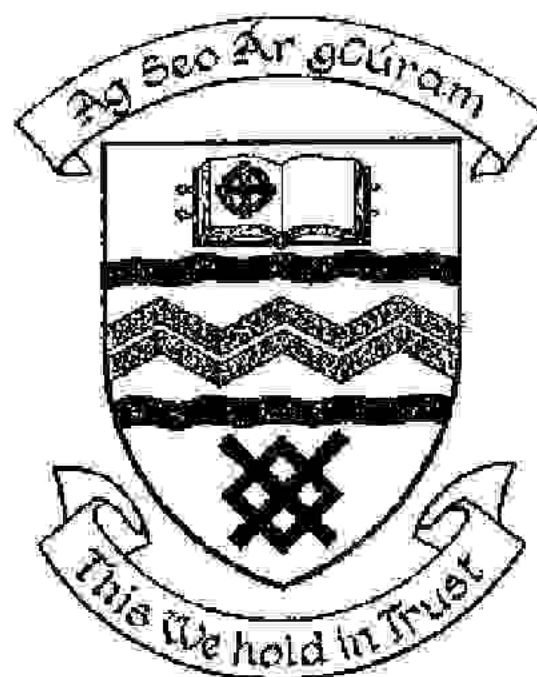
In the interest of the proper planning and development of
the area.

- 6 That prior to commencement of development, the applicant
shall agree with the Parks and Landscape Services Department

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and submit to the Planning Authority, a detailed landscape plan with full works specification. This plan shall include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting.

REASON:

In the interests of amenity.

- 7 That no advertising sign or structure be erected except those which are exempted development without prior approval of the 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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 9 The applicant shall ascertain the requirements of the Department of Defence and adhere strictly to them in the development.

REASON:

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

- 10 That a financial contribution in the sum of £43,821 (Forty Three Thousand Eight Hundred and Twenty One Pounds) EUR 55,641 (Fifty Five Thousand Six Hundred and Forty One 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.

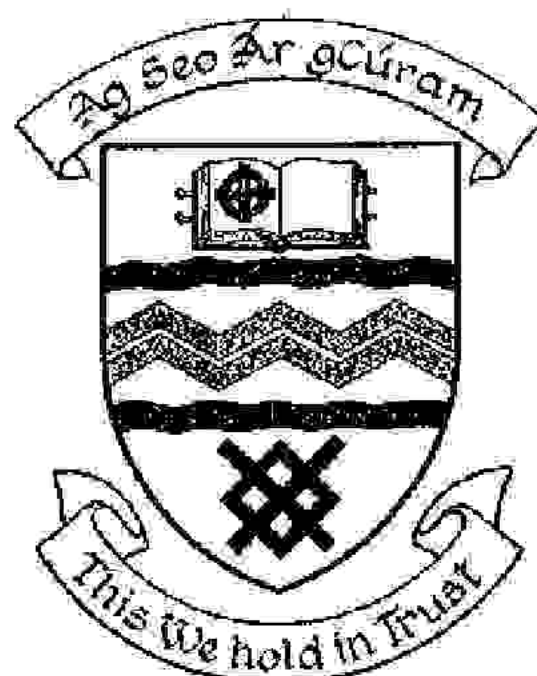
REASON:

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- 11 That a financial contribution in the sum of £111,988 (One Hundred and Eleven Thousand Nine Hundred and Eighty Eight Pounds) EUR 144,735 (One Hundred and Forty Four Thousand Seven Hundred and Thirty 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.

- 12 That a financial contribution in the sum of £21,983 (Twenty One Thousand Nine Hundred and Eighty Three Pounds) EUR 27,913 (Twenty Seven Thousand Nine Hundred and Thirteen Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves 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 the works.

- 13 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £24,000 (Twenty Four Thousand Pounds) EUR 30,473 (Thirty Thousand Four Hundred and Seventy Three Euros), a bond of an Insurance Company of £24,000 (Twenty Four Thousand Pounds) EUR 30,473 (Thirty Thousand Four Hundred and Seventy Three Euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

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- 14 That a financial contribution in the sum of £2,551 (two thousand five hundred and fifty one pounds) EUR 3,239 (three thousand two hundred and thirty nine euros) be paid by the proposer to South Dublin County Council towards the cost of Brookfield Road Foul Sewer Duplication Scheme which services 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 the works.