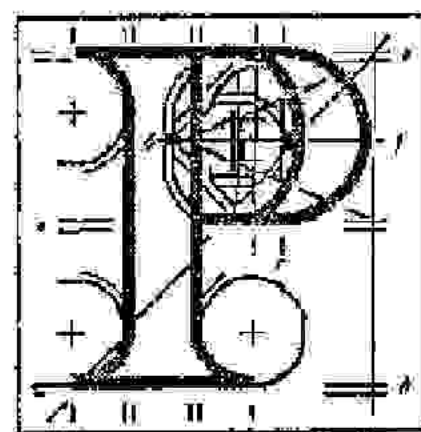


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0611	
1. Location	32-38 Airton Terrace, Airton Road, Tallaght, D. 24		
2. Development	Demolition of Unit 38 and replacement with 2,264.93 sq.m - 3 storey plus mezzanine level Telemarketing/Sales/IT Software Development/Offices/Data Processing/Light Industrial Building; extensions to existing warehouse units 35, 36 and 37 (totalling 484sq.m) with new front facades.		
3. Date of Application	28/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/10/2000 2.	1. 14/11/2000 2.
4. Submitted by	Name: Horan Keogan Ryan, Address: Chartered Architects, Carnegie House,		
5. Applicant	Name: Percy Nominees Ltd., Address: AIB Investment House, 8-34 Percy Place, Dublin 4		
6. Decision	O.C.M. No. 0056 Date 12/01/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	09/02/2001	Written Representations	
9. Appeal Decision	08/11/2001	Grant Permission	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0611

APPEAL by Percy Nominees Limited care of HKR McGill of Carnegie House, Library Road, Dun Laoghaire, County Dublin against the decision made on the 12th day of January, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of unit 38 and replacement with 2,264.93 square metres, three-storey plus mezzanine level telemarketing/sales/IT software development/offices/data processing/light industrial building, extensions to existing warehouse units 37, 36 and 35 (totalling 484 square metres) with new front facades at 32-38 Airton Terrace, Airton Road, Tallaght Industrial Estate, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed extensions to units 35 to 37 inclusive shall be omitted from the development and a revised layout, incorporating circulation, servicing and car parking arrangements shall be submitted to the planning authority prior to commencement of development.

Reason: In the interest of the maintenance of adequate levels of traffic circulation and commercial vehicle servicing.

2. Units 32 to 37 inclusive shall remain in warehouse usage. Any change of use to manufacturing/office space activity shall be the subject of an application for permission to the planning authority.

Reason: In the interest of orderly development.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. No advertising signs, other than those which are exempted, shall be erected on a premises without the prior permission of the planning authority.

Reason: In the interest of orderly development.

5. Existing site landscaping adjoining units 32 to 37 inclusive, and the trees on the eastern side of the access road, shall be retained.

Reason: In the interest of visual amenity.

6. The developer shall pay a sum of money to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

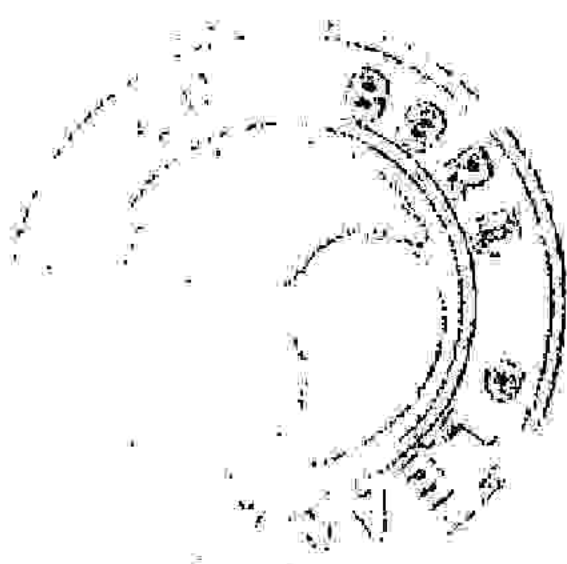
Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



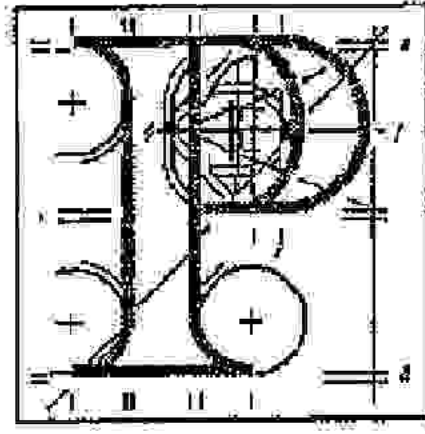
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 8th day of November 2001.



	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/0611	
1. Location	32-38 Airton Terrace, Airton Road, Tallaght, D. 24		
2. Development	Demolition of Unit 38 and replacement with 2,264.93 sq.m - 3 storey plus mezzanine level Telemarketing/Sales/IT Software Development/Offices/Data Processing/Light Industrial Building; extensions to existing warehouse units 35, 36 and 37 (totalling 484sq.m) with new front facades.		
3. Date of Application	28/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/10/2000 2.	1. 14/11/2000 2.
4. Submitted by	Name: Horan Keogan Ryan, Address: Chartered Architects, Carnegie House,		
5. Applicant	Name: Percy Nominees Ltd., Address: AIB Investment House, 8-34 Percy Place, Dublin 4		
6. Decision	O.C.M. No. 0056 Date 12/01/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	09/02/2001	Written Representations	
9. Appeal Decision	08/11/2001	Grant Permission	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0611

APPEAL by Percy Nominees Limited care of HKR McGill of Carnegie House, Library Road, Dun Laoghaire, County Dublin against the decision made on the 12th day of January, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of unit 38 and replacement with 2,264.93 square metres, three-storey plus mezzanine level telemarketing/sales/IT software development/offices/data processing/light industrial building, extensions to existing warehouse units 37, 36 and 35 (totalling 484 square metres) with new front facades at 32-38 Airton Terrace, Airton Road, Tallaght Industrial Estate, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed extensions to units 35 to 37 inclusive shall be omitted from the development and a revised layout, incorporating circulation, servicing and car parking arrangements shall be submitted to the planning authority prior to commencement of development.

Reason: In the interest of the maintenance of adequate levels of traffic circulation and commercial vehicle servicing.

2. Units 32 to 37 inclusive shall remain in warehouse usage. Any change of use to manufacturing/office space activity shall be the subject of an application for permission to the planning authority.

Reason: In the interest of orderly development.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. No advertising signs, other than those which are exempted, shall be erected on a premises without the prior permission of the planning authority.

Reason: In the interest of orderly development.

5. Existing site landscaping adjoining units 32 to 37 inclusive, and the trees on the eastern side of the access road, shall be retained.

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6. The developer shall pay a sum of money to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

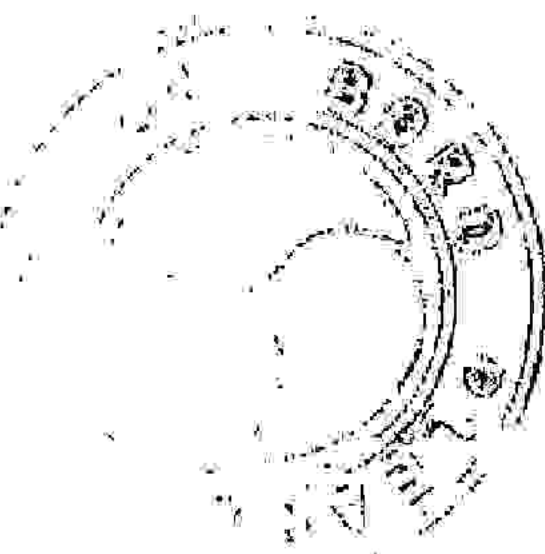
Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

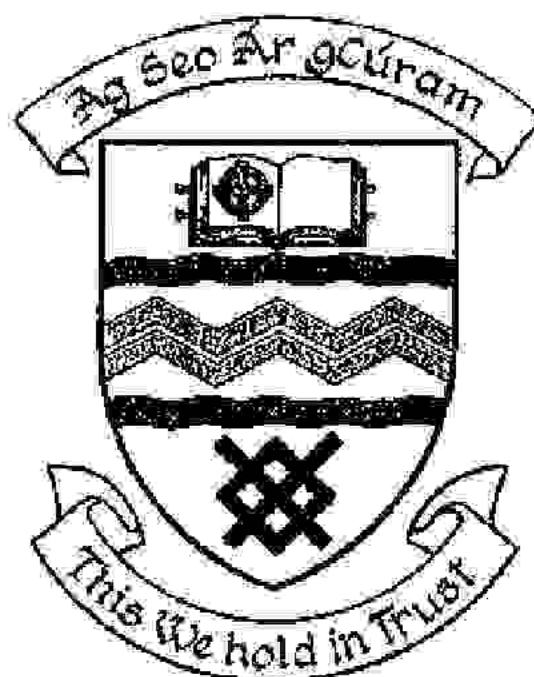
Dated this 8th day of November 2001.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0056	Date of Decision 12/01/2001
Register Reference S00A/0611	Date 28/08/00

Applicant Percy Nominees Ltd.,

Development Demolition of Unit 38 and replacement with 2,264.93 sq.m - 3 storey plus mezzanine level Telemarketing/Sales/IT Software Development/Offices/Data Processing/Light Industrial Building; extensions to existing warehouse units 35, 36 and 37 (totalling 484sq.m) with new front facades.

Location 32-38 Airton Terrace, Airton Road, Tallaght, D. 24

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/10/2000 /14/11/2000

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

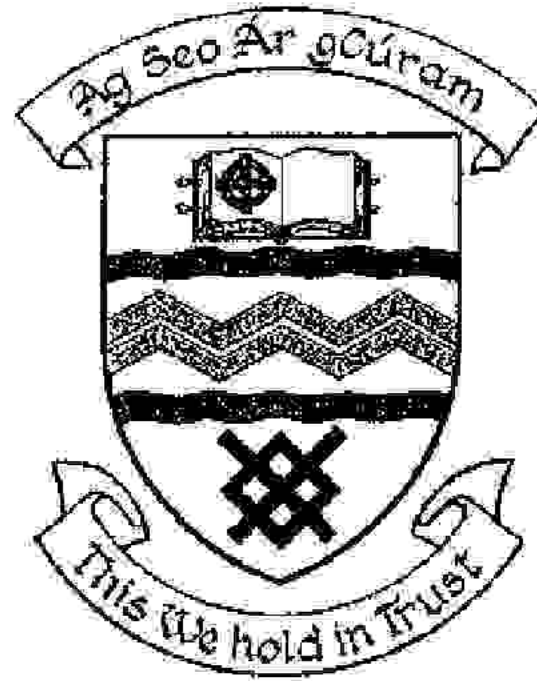
12/01/01

Horan Keogan Ryan,
Chartered Architects,
Carnegie House,
Library Road,
Dun Laoghaire, Co. Dublin

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0611

Reasons

- 1 The lack of car parking provision would result in on street car parking which would endanger public safety by reason of a traffic hazard and/or obstruction of road users.
- 2 It is considered that the proposed development would be seriously deficient in terms of car parking (to the extent of 50 car spaces) and service and circulation area provision and would constitute an excessive intensification of use and over development of the site. The proposed development would be contrary to the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2376	Date of Decision 26/10/2000
Register Reference S00A/0611	Date: 28/08/00

Applicant Percy Nominees Ltd.,
Development: Demolition of Unit 38 and replacement with 2,264.93 sq.m - 3 storey plus mezzanine level Telemarketing/Sales/IT Software Development/Offices/Data Processing/Light Industrial Building; extensions to existing warehouse units 35, 36 and 37 (totalling 484sq.m) with new front facades.

Location 32-38 Airton Terrace, Airton Road, Tallaght, D. 24

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/08/00 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:

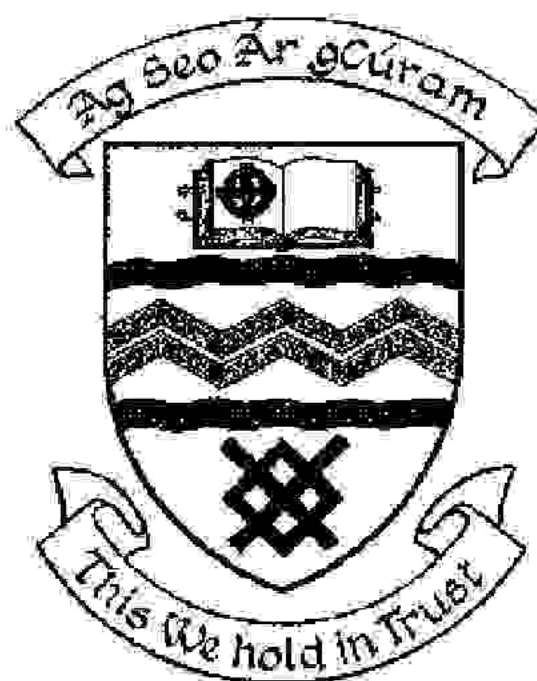
- 1 It is considered that the proposed development would be seriously deficient in terms of car parking and service area provision and is likely to constitute an excessive intensification of use of the site. In particular, the proposed development utilises all existing service areas and grass verges for car parking and circulation space, yet there is an overall deficit of 56 no. car parking spaces contrary to Development Plan standards and there are no service areas proposed to serve the 3 no. existing and 3 no. proposed extended warehouse units. The applicant is requested to submit revised proposals which include a properly marked car parking and circulation layout in accordance with the County Development Plan car parking standards, i.e. 56 no. additional car parking spaces and/or reduced floorspace, together with adequate service areas to serve each existing and proposed extended warehouse unit.

Horan Keogan Ryan,
Chartered Architects,
Carnegie House,
Library Road,
Dun Laoghaire, Co. Dublin

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REG REF. S00A/0611

- 2 The applicant is requested to submit details of proposed foul and surface water drainage up to and including the proposed connection to public sewer. Details to indicate complete separation of foul and surface water systems.
- 3 Should the applicant's response to this request for Additional Information result in a change in the development floor area, building layout, location or height, revised site boundaries and/or any other material change to the proposed development, the applicant is required to submit revised site and newspaper notices as appropriate.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

26/10/00