

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0558	
1. Location	Broomhill Road, Tallaght Industrial Estate, Dublin 24.		
2. Development	7407.58 Sq.M of telemarketing sales/ IT software/Development/offices/ Data processing/Light industrial in a development comprising two blocks three storey plus penthouse and two storey, both over 2 layers of basement car parking on a 1.2 acre site.		
3. Date of Application	08/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Horan Keogan Ryan Chartered Architects, Address: Carnegie House, Library Road,		
5. Applicant	Name: Merrycroft Ltd Address: The Quay, Portrane, County Dublin		
6. Decision	O.C.M. No. 2362  Date 24/10/2000	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**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2259	Date of Decision 06/10/2000
Register Reference S00A/0558	Date 08/08/00

**Applicant** Merrycroft Ltd  
**App. Type** Permission  
**Development** 7407.58 Sq.M of telemarketing sales/  
IT software/Development/offices/ Data  
processing/Light industrial in a development  
comprising two blocks three storey plus  
penthouse and two storey, both over 2 layers  
of basement car parking on a 1.2 acre site.

**Location** Broomhill Road, Tallaght Industrial Estate, 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 25/10/2000

Yours faithfully

 ..... 06/10/00  
for SENIOR ADMINISTRATIVE OFFICER

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

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

Decision Order Number 2362	Date of Decision 24/10/2000
Register Reference S00A/0558	Date: 08/08/00

**Applicant**                      Merrycroft Ltd

**Development**                7407.58 Sq.M of telemarketing sales/  
IT software/Development/offices/ Data  
processing/Light industrial in a development  
comprising two blocks three storey plus  
penthouse and two storey, both over 2 layers  
of basement car parking on a 1.2 acre site.

**Location**                      Broomhill Road, Tallaght Industrial Estate, Dublin 24.

**Floor Area**                      Sq Metres

**Time extension(s) up to and including**      25/10/2000

**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.

..... *MY* ..... 24/10/00  
for SENIOR ADMINISTRATIVE OFFICER

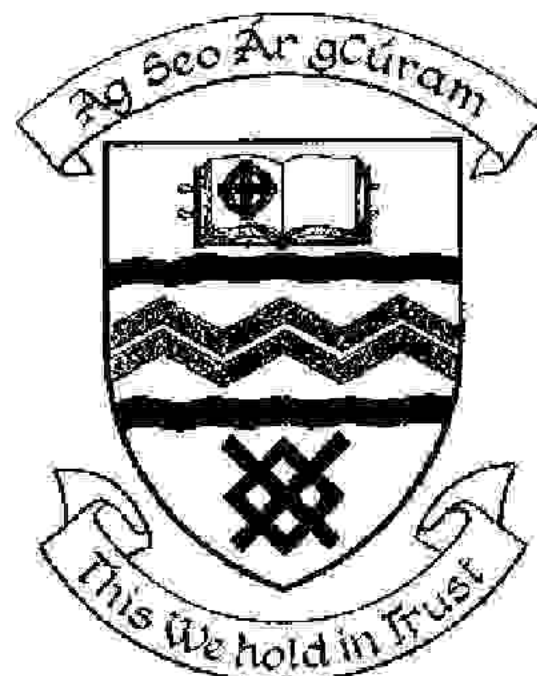
Horan Keogan Ryan Chartered Architects,  
Carnegie House,  
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Dun Laoghaire,  
County Dublin



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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 as amended by Unsolicited Additional Information received by the Planning Authority on 04/09/00, 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.
  - (a) Pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (b) No building or basement shall lie within 5 metres of the adjacent services which run along Broomhill Road. Prior to the commencement of any development the applicant shall submit for the written agreement of the Planning Authority revised drawings showing compliance with the above.
  - (c) Prior to the commencement of any development on the site the applicant shall submit for the approval of the Planning Authority and for the Area Engineer, Deansrath a detailed watermain layout indicating watermain sizes, valve, meter and hydrant layout and proposed point of connection to the existing watermain.
  - (d) The applicant shall assure full and complete separation of the foul and surface water systems.
  - (e) All flows leaving the development shall fall by gravity to the public sewer.

**REASON:**

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

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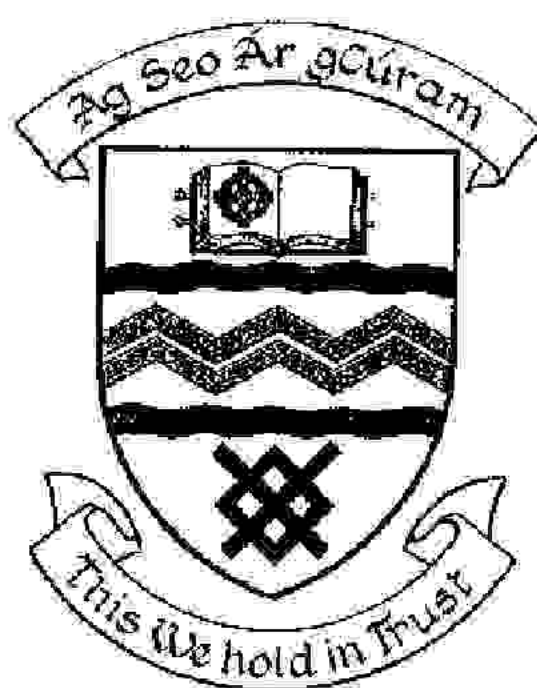
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.  
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.  
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. Such scheme shall provide for the retention (and protection during construction) of existing trees where practicable.  
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.



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10 All services shall be laid underground.

REASON:

In the interests of orderly development.

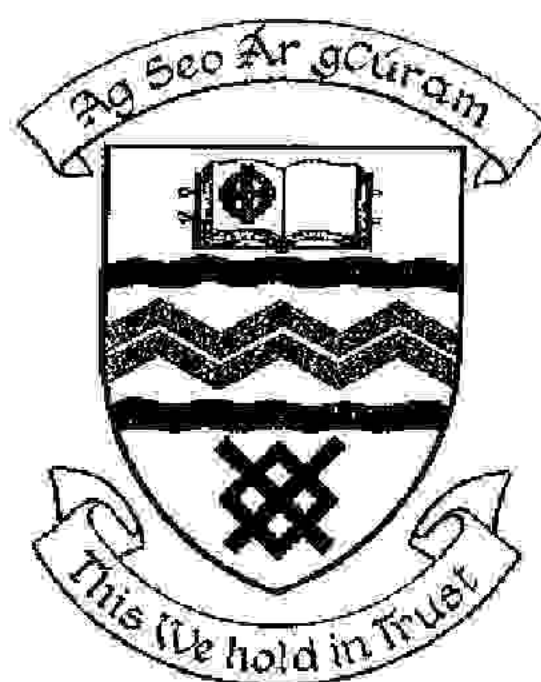
11 The following requirements of the Principal Environmental Health Officer shall be strictly adhered to:

- (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, provision of a wheel wash at the site entrance as necessary and other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- (ii) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
- (iii) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
- (iv) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 hr. on weekdays and 9.00 hr. on Saturdays nor after 18.00 hr. on weekdays and 13.00 hr. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (v) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).
- (vi) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as Laeq over 15 minutes at 1 metre from the facade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed

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- the background level for evening and night time.
- (vii) Facilities for the installation of lighting and heating to all areas of work shall be provided.
  - (viii) Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms are permanently and independently ventilated to the open air by means of a mechanically aided system.
  - (ix) Drinking water facilities are available to staff at suitable locations in the office and retail units. Drinking water facilities available to staff should be taken directly from the rising main. Either canteen facilities or a tea room shall be provided for the use of staff.
  - (x) Suitable and adequate ventilation shall be provided in the basement car park for the removal of exhaust fumes.
  - (xi) If the applicant intends to provide canteen facilities, consultation with the Principal Environmental Health Officers Department shall take place beforehand.

**REASON:**

In the interests of health.

- 12 That a financial contribution in the sum of £59,802 (Fifty Nine Thousand Eight Hundred and Two Pounds) EUR 75,933 (Seventy Five Thousand Nine Hundred and Thirty Three 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.

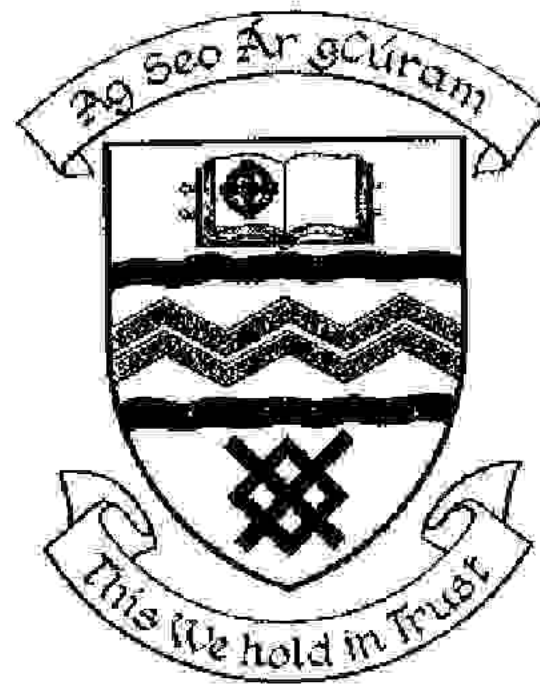
- 13 That a financial contribution in the sum of £155,559 (One Hundred and Fifty Five Thousand and Five Hundred and Fifty Nine Pounds) EUR 197,519 (One Hundred and Ninety Seven Thousand Five Hundred and Nineteen Euros) shall be paid by



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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.

- 14 That a financial contribution in the sum of £15,778 (Fifteen Thousand Seven Hundred and Seventy Eight Pounds) EUR 20,034 (Twenty Thousand and Thirty Four Euros) be paid by the proposer to South Dublin County Council towards the cost of the Bancroft Road Duplicate Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.