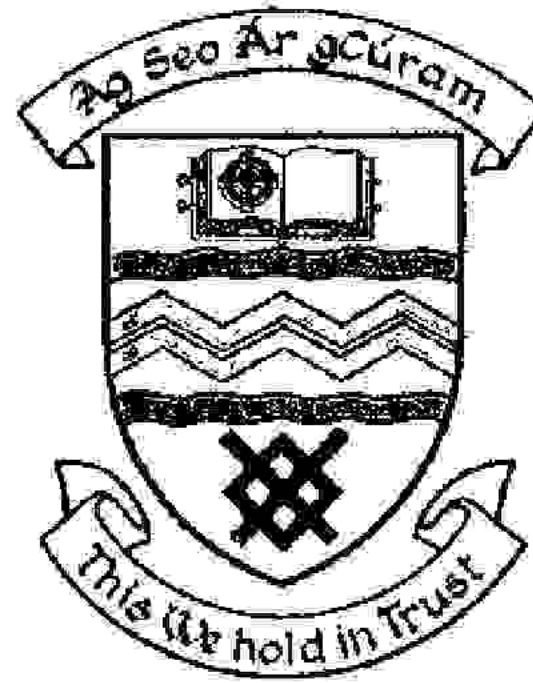


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0249	
1. Location	Red Cow, Naas Road, Dublin 22.		
2. Development	Workshop and offices to replace existing and for basement car park.		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 26/06/2000 2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Myles Balfe Ltd., Address: Red Cow, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1924 Date 24/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2225 Date 13/10/2000	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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Mark O'Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2225	Date of Final Grant 13/10/2000
Decision Order Number 1924	Date of Decision 24/08/2000
Register Reference S00A/0249	Date 26/06/00

Applicant Myles Balfe Ltd.,

Development Workshop and offices to replace existing and for basement car park.

Location Red Cow, Naas Road, Dublin 22.

Floor Area 1575.00 Sq Metres

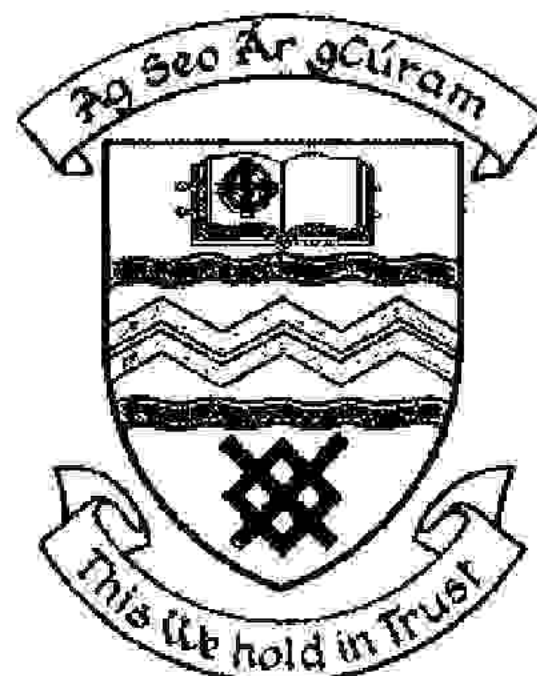
Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /26/06/2000

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

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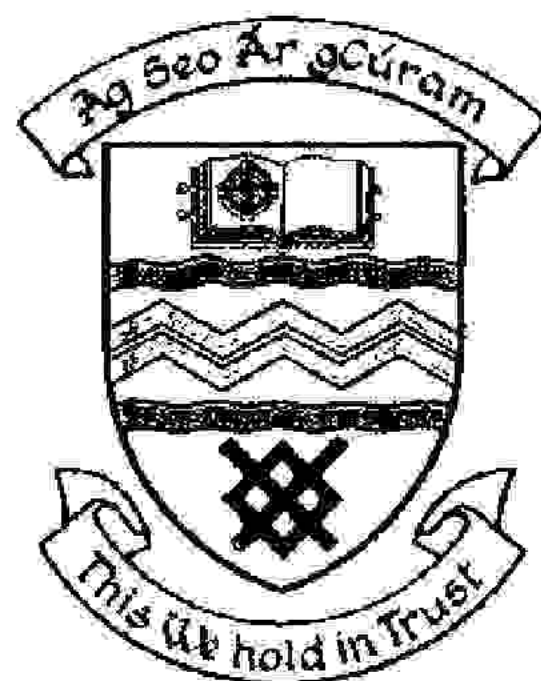
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Conditions and Reasons

- 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 lodged on 26th June 2000, 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
 - (a) 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, and any other precautions necessary to prevent dust nuisances. There shall be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
 - (b) 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.
 - (c) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00hrs on weekdays and 09:00hrs on Saturdays nor after 18:00hrs on weekdays and 13:00hrs on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
 - (d) 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 10dB(A).
 - (e) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.
 - (f) All mechanical plant and ventilation inlets and outlets shall 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 10dB(A) for daytime and shall not exceed the background level for evening and night time.
 - (g) Where sanitary facilities are located internally,

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water closet accommodation; intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.

- (h) Suitable and sufficient ventilation shall be provided to remove all car exhaust fumes from the car park below the building. Details shall be provided to Environmental Health Officer of South Dublin County Council office. The ventilation inlets and outlets shall be properly sound insulated.
- (i) All office spaces shall be provided with adequate heating, lighting and ventilation.
- (j) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.

REASON:

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

- 3 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) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water drainage systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in road, 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) Surface Water

- The developer shall ensure full and complete separation of foul and surface water drainage systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in road, 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.
- All surface water run-off from the basement car park and any other area where there may be risk of contamination shall be routed via a petrol/oil/

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diesel interceptor before discharging to the surface
water sewer.

(c) Water

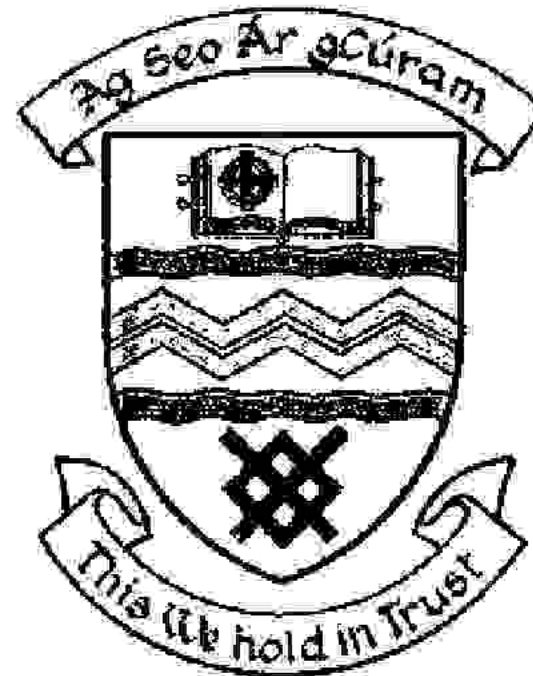
- Any new connections, swabbing, chlorination and
tappings of County Council mains shall be carried
out by South Dublin County Council at the
applicant's prior expense.
- A 24 hour storage unit shall be provided.

REASON:

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

- 4 That no industrial effluent be permitted without prior
approval from 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 the area between the building and roads must not be
used for truck parking or other storage or display purposes,
but must be reserved for landscaping as shown on lodged
plans.
REASON:
In the interest of the proper planning and development 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 Pleanala on appeal.
REASON:
In the interest of the proper planning and development of
the area.
- 8 The low level brick wall as proposed shall be constructed
and the area between the footpath and the proposed building
shall be provided with hard landscaping. Details shall be
lodged and agreed in writing with the Planning authority
prior to the commencement of development on the site. No
parking shall occur on, inside or outside the public
footpath.

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REASON:

In order to maintain visibility at the entrance to the site.

- 9 All works to be carried out in the area forward of the front building line and currently maintained by South Dublin County Council shall be agreed on site with the Area Engineer for the area. The developer shall also consult with the Environmental Services Section of South Dublin County Council in respect of the relocation of any existing services.

REASON:

In the interests of orderly development.

- 10 That a financial contribution in the sum of £14,387 (Fourteen Thousand Three Hundred and Eighty Seven Pounds) EUR 18,267 (Eighteen Thousand Two Hundred and Sixty Seven 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 £31,857 (Thirty One Thousand Eight Hundred and Fifty Seven Pounds) EUR 40,450 (Forty Thousand Four Hundred and Fifty 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.

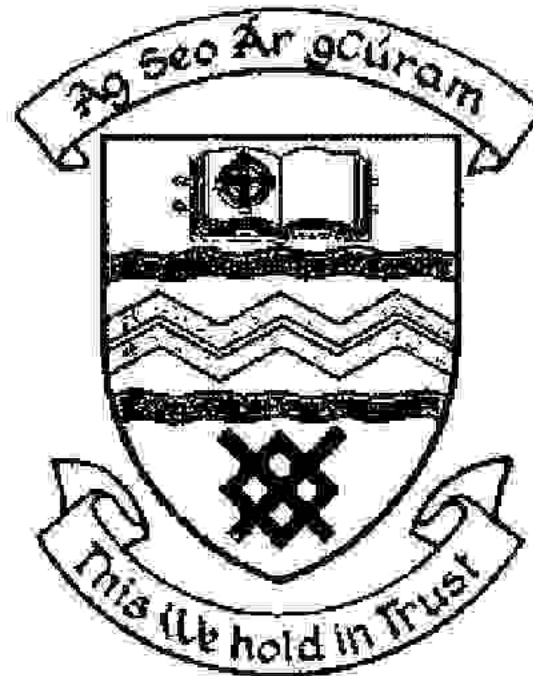
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.

REG REF. S00A/0249

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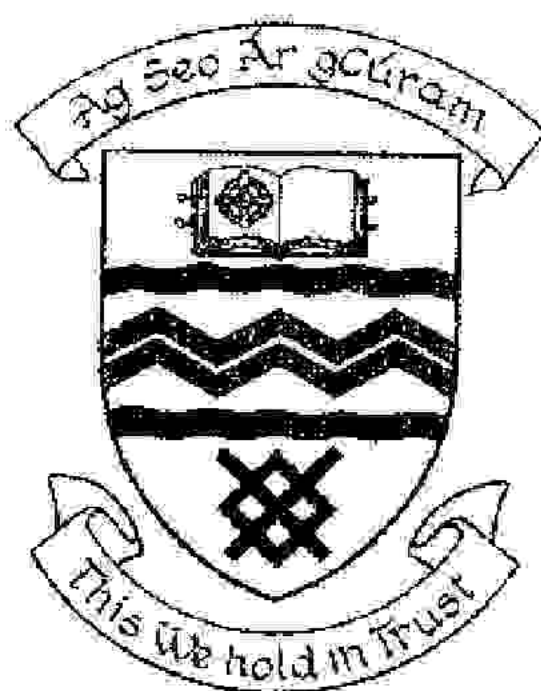
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-
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural 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.


.....16/10/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

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P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1309	Date of Decision 15/06/2000
Register Reference S00A/0249	Date: 18/04/00

Applicant Myles Balfe Ltd.,
Development Workshop and offices to replace existing and for basement car park.

Location Red Cow, Naas Road, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/04/00 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 applicant is requested to confirm and demonstrate his right to incorporate what appears to be part of the existing public footpath in the site subject of this application.
- 2 The applicant is requested to confirm his right of way to access the basement car park via the adjoining industrial premises.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/06/00

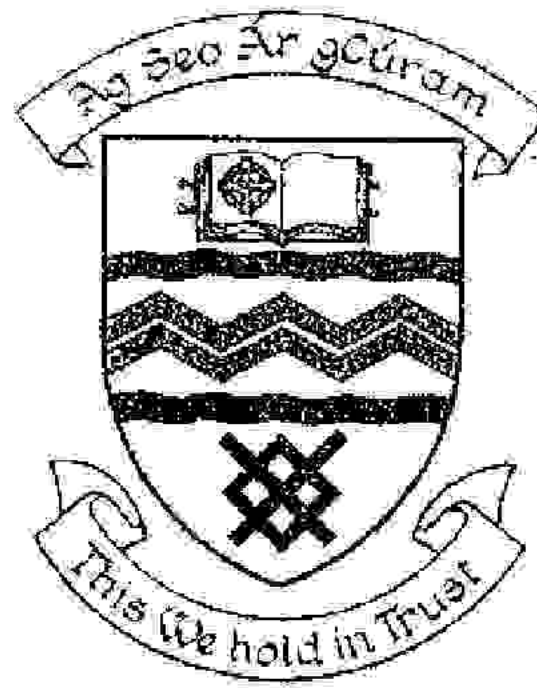
Mark O'Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0249	
1. Location	Red Cow, Naas Road, Dublin 22.		
2. Development	Workshop and offices to replace existing and for basement car park.		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 26/06/2000 2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Myles Balfe Ltd., Address: Red Cow, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1924 Date 24/08/2000	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.	

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

Decision Order Number 1924	Date of Decision 24/08/2000
Register Reference S00A/0249	Date: 18/04/00

Applicant Myles Balfe Ltd.,

Development Workshop and offices to replace existing and for basement car park.

Location Red Cow, Naas Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /26/06/2000

Clarification of Additional Information Requested/Received /

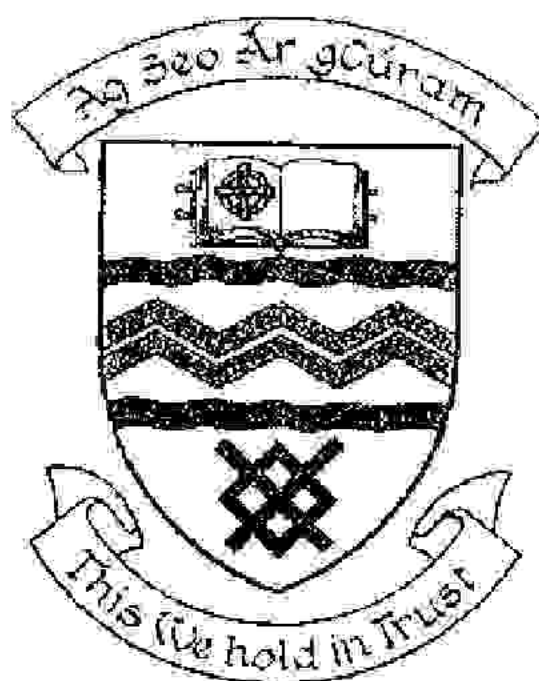
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

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

.....*NY*..... 24/08/00
for SENIOR ADMINISTRATIVE OFFICER

Mark O'Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
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Facs: 01-414 9104

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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 lodged on 26th June 2000, 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
 - (a) 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, and any other precautions necessary to prevent dust nuisances. There shall be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
 - (b) 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.
 - (c) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00hrs on weekdays and 09:00hrs on Saturdays nor after 18:00hrs on weekdays and 13:00hrs on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
 - (d) 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 10dB(A).
 - (e) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.
 - (f) All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with

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- sound attenuators as necessary to ensure that the noise level as expressed as L_{Aeq} over 15 minutes at 1 metre from the facade of any noise sensitive location does not exceed the background level by more than 10dB(A) for daytime and shall not exceed the background level for evening and night time.
- (g) Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
- (h) Suitable and sufficient ventilation shall be provided to remove all car exhaust fumes from the car park below the building. Details shall be provided to Environmental Health Officer of South Dublin County Council office. The ventilation inlets and outlets shall be properly sound insulated.
- (i) All office spaces shall be provided with adequate heating, lighting and ventilation.
- (j) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.

REASON:

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

- 3 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) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water drainage systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in road, 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) Surface Water

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- All surface water run-off from the basement car park and any other area where there may be risk of contamination shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

(c) Water

- Any new connections, swabbing, chlorination and tappings of County Council mains shall be carried out by South Dublin County Council at the applicant's prior expense.
- A 24 hour storage unit shall be provided.

REASON:

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

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

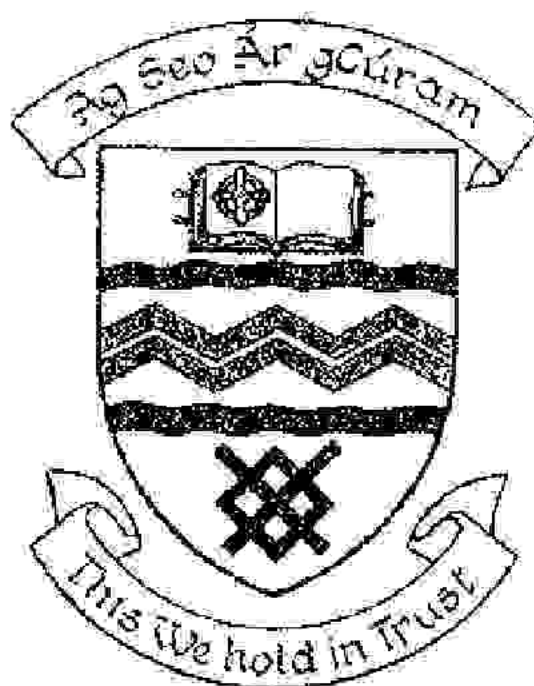
- 6 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for landscaping as shown on lodged plans.

REASON:

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REG. REF. S00A/0249

In the interest of the proper planning and development 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 The low level brick wall as proposed shall be constructed and the area between the footpath and the proposed building shall be provided with hard landscaping. Details shall be lodged and agreed in writing with the Planning authority prior to the commencement of development on the site. No parking shall occur on, inside or outside the public footpath.

REASON:

In order to maintain visibility at the entrance to the site.

- 9 All works to be carried out in the area forward of the front building line and currently maintained by South Dublin County Council shall be agreed on site with the Area Engineer for the area. The developer shall also consult with the Environmental Services Section of South Dublin County Council in respect of the relocation of any existing services.

REASON:

In the interests of orderly development.

- 10 That a financial contribution in the sum of £14,387 (Fourteen Thousand Three Hundred and Eighty Seven Pounds) EUR 18,267 (Eighteen Thousand Two Hundred and Sixty Seven 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.

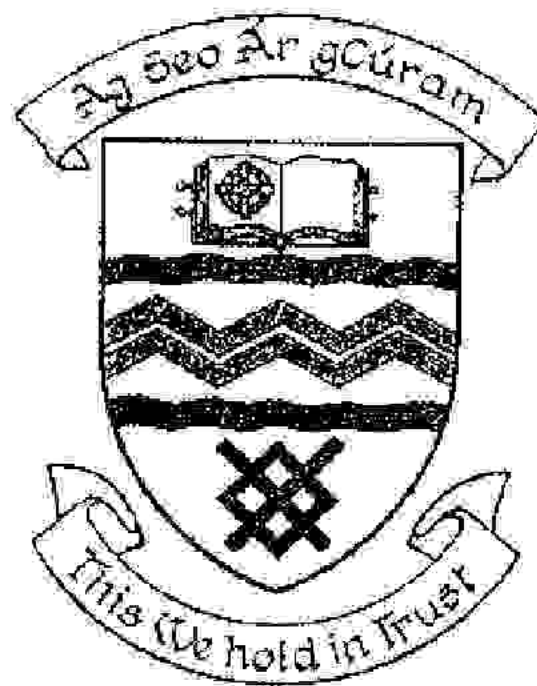
REASON:

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.

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- 11 That a financial contribution in the sum of £31,857 (Thirty One Thousand Eight Hundred and Fifty Seven Pounds) EUR 40,450 (Forty Thousand Four Hundred and Fifty 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.