

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0225	
1. Location	Calmount Business Park, Calmount Road, Calmount Avenue, Ballymount Drive		
2. Development	Site development works, outfall drains, site servicing, retaining walls, railings, two site access roads from road No. 2 Calmount Avenue (new public road under construction). The erection of 3 No. ESB substations (14 sq.m. each) and block G 15 No. advanced units for use as light industry/ warehousing with ancillary offices and car parking.		
3. Date of Application	10/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates, Address: Architects, 127 Phibsboro Road,		
5. Applicant	Name: Calmount Holdings Address: c/o Horan Associates, 127 Phibsboro Road, Dublin 7		
6. Decision	O.C.M. No. 1250 Date 08/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1611 Date 20/07/2000	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

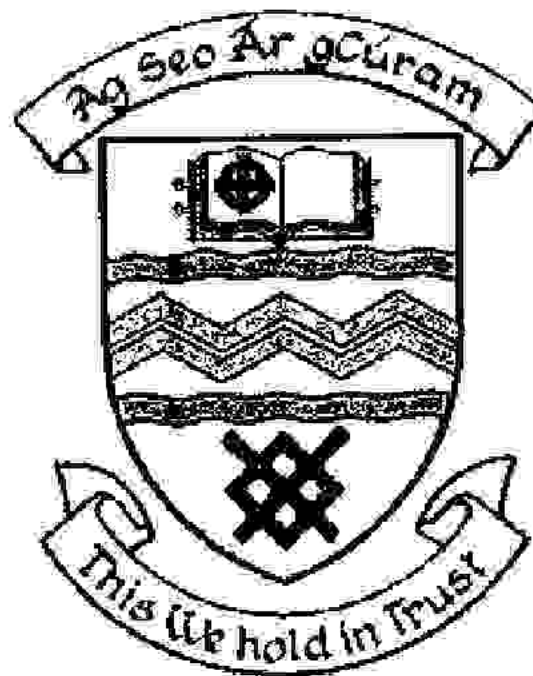
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Horan Associates,
Architects,
127 Phibsboro Road,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1611	Date of Final Grant 20/07/2000
Decision Order Number 1250	Date of Decision 08/06/2000
Register Reference S00A/0225	Date 10/04/00

Applicant Calmount Holdings

Development Site development works, outfall drains, site servicing, retaining walls, railings, two site access roads from road No. 2 Calmount Avenue (new public road under construction). The erection of 3 No. ESB substations (14 sq.m. each) and block G 15 No. advanced units for use as light industry/warehousing with ancillary offices and car parking.

Location Calmount Business Park, Calmount Road, Calmount Avenue, Ballymount Drive

Floor Area 9772.00 Sq Metres

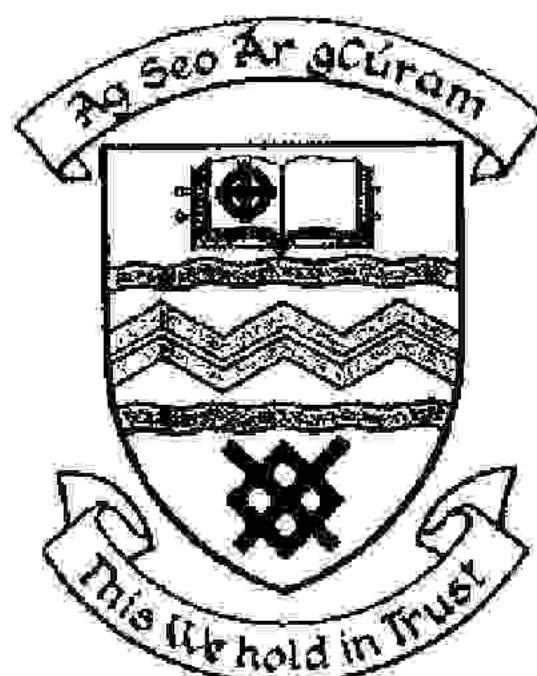
Time extension(s) up to and including

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 This permission is for development comprising 'Site Development Works, outfall drains, site servicing, retaining walls, railings, two site access roads from road No. 2 Calmount Avenue (new public road under construction). The erection of 3 No. ESB substations (14 sq. metres each) and block G15 No. advanced units for use as light industry/warehousing with ancillary offices and car parking only. This permission does not imply any permission for additional works on the proposed site.

REASON:

In order to define the limits of the permission.

- 2 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.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

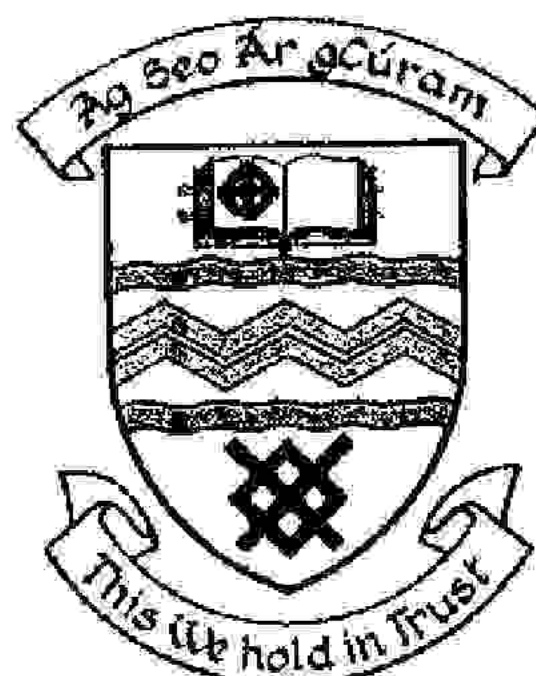
(a) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All 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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- No building shall be located within 5 metres of a sewer with the potential to be taken in charge.

(b) Surface Water Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 meters in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

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- No building shall be located within 5 metres of a sewer with the potential to be taken in charge.

(c) Water

- Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath a detailed watermain layout. Details of watermain size, valve, meter, hydrant layout and proposed point of connection to the existing watermain shall be lodged.
- Buildings three storeys or more in height shall be provided with balancing tanks and booster pumps on the rising main to top storey units to ensure adequate pressure is provided to top storey units.
- A separate water connection shall be provided for each unit. Each unit shall be metered. All connections, swabbings, chlorination and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's expense. The applicant shall provide 24 hour storage for each unit.

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 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.

- 6 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.

- 7 Details of external facing materials, including colour scheme, shall be submitted to the Planning Authority for agreement prior to the commencement of development.

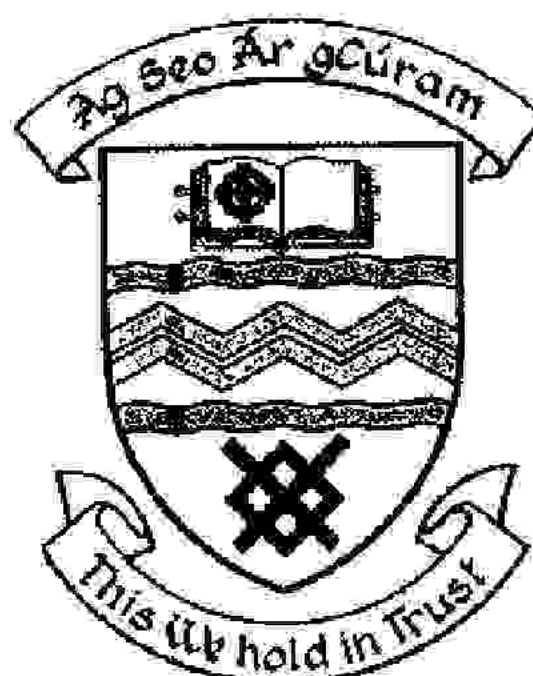
REASON:

To serve a satisfactory appearance to the development.

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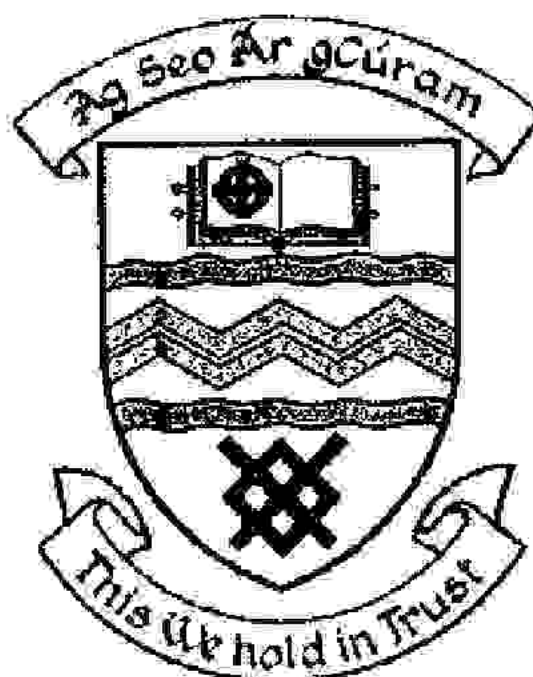
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- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.
- 9 A detailed landscaping scheme shall be submitted to the Planning Authority for agreement prior to the commencement of development.
 REASON:
 To secure a satisfactory appearance to the development.
- 10 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.
- 11 All excess clay/top soil shall be removed from the site and disposed of to the satisfaction of the Planning Authority.
 REASON:
 In the interests of visual amenity.
- 12 Construction of Roadways shall be in accordance with the conditions of sale of the lands at Ballymount.
 REASON:
 In the interest of the proper planning and development of the area.
- 13 A roundabout shall be provided at the junction of Road 5 and Road 1A with no stagger between Roads 5 and 1A. Details shall be lodged and agreed in writing with the Planning Department of South Dublin County Council prior to the commencement of development on the site.
 REASON:
 In the interests of traffic safety and orderly development.
- 14 That a financial contribution in the sum of £56,400 (fifty six thousand four hundred pounds) EUR 71,613 (seventy one thousand six hundred and thirteen 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

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reasonable that the developer should contribute towards the cost of providing the services.

- (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.

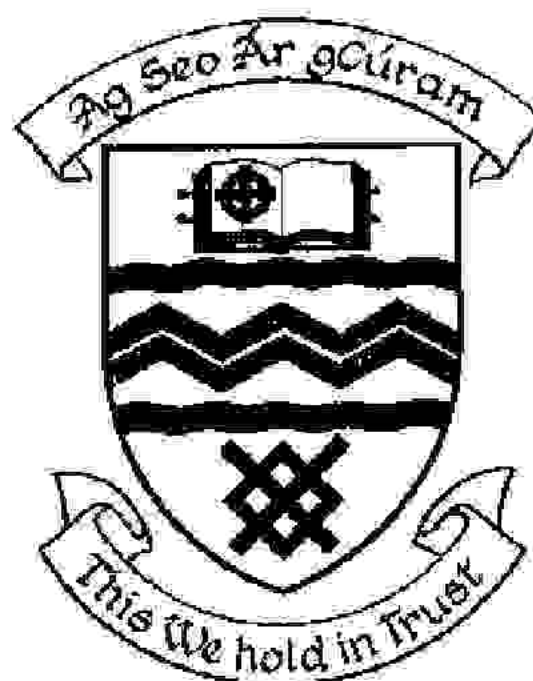
.....25/07/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0225	
1. Location	Calmount Business Park, Calmount Road, Calmount Avenue, Ballymount Drive		
2. Development	Site development works, outfall drains, site servicing, retaining walls, railings, two site access roads from road No. 2 Calmount Avenue (new public road under construction). The erection of 3 No. ESB substations (14 sq.m. each) and block G 15 No. advanced units for use as light industry/ warehousing with ancillary offices and car parking.		
3. Date of Application	10/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates, Address: Architects, 127 Phibsboro Road,		
5. Applicant	Name: Calmount Holdings Address: c/o Horan Associates, 127 Phibsboro Road, Dublin 7		
6. Decision	O.C.M. No. 1250 Date 08/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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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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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1250	Date of Decision 08/06/2000 <i>lms</i>
Register Reference S00A/0225	Date: 10/04/00

Applicant Calmount Holdings

Development Site development works, outfall drains, site servicing, retaining walls, railings, two site access roads from road No. 2 Calmount Avenue (new public road under construction). The erection of 3 No. ESB substations (14 sq.m. each) and block G 15 No. advanced units for use as light industry/warehousing with ancillary offices and car parking.

Location Calmount Business Park, Calmount Road, Calmount Avenue, Ballymount Drive

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.

lms
..... 08/06/00
for SENIOR ADMINISTRATIVE OFFICER

Horan Associates,
Architects,
127 Phibsboro Road,
Dublin 7.

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REG REF. S00A/0225

Conditions and Reasons

- 1 This permission is for development comprising 'Site Development Works, outfall drains, site servicing, retaining walls, railings, two site access roads from road No. 2 Calmount Avenue (new public road under construction). The erection of 3 No. ESB substations (14 sq. metres each) and block G15 No. advanced units for use as light industry/warehousing with ancillary offices and car parking only. This permission does not imply any permission for additional works on the proposed site.

REASON:

In order to define the limits of the permission.

- 2 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.

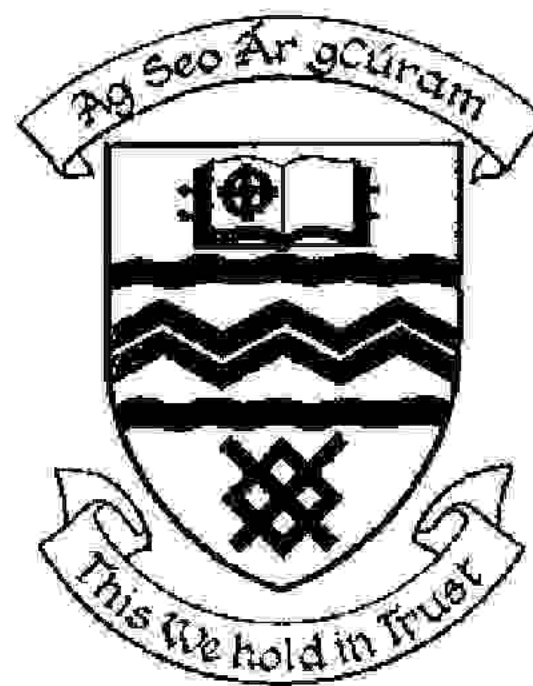
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All 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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- No building shall be located within 5 metres of a sewer with the potential to be taken in charge.

(b) Surface Water Sewer

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REG. REF. S00A/0225

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(c) Water

- Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath a detailed watermain layout. Details of watermain size, valve, meter, hydrant layout and proposed point of connection to the existing watermain shall be lodged.
- Buildings three storeys or more in height shall be provided with balancing tanks and booster pumps on the rising main to top storey units to ensure adequate pressure is provided to top storey units.
- A separate water connection shall be provided for each unit. Each unit shall be metered. All connections, swabbings, chlorination and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's expense. The applicant shall provide 24 hour storage for each unit.

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 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:

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REG REF. S00A/0225

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

- 6 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.

- 7 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.

- 8 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.

- 9 A detailed landscaping scheme shall be submitted to the Planning Authority for agreement prior to the commencement of development.

REASON:

To secure a satisfactory appearance to the development.

- 10 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.

- 11 All excess clay/top soil shall be removed from the site and disposed of to the satisfaction of the Planning Authority.

REASON:

In the interests of visual amenity.

- 12 Construction of Roadways shall be in accordance with the conditions of sale of the lands at Ballymount.

REASON:

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

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REG. REF. S00A/0225

- 13 A roundabout shall be provided at the junction of Road 5 and Road 1A with no stagger between Roads 5 and 1A. Details shall be lodged and agreed in writing with the Planning Department of South Dublin County Council prior to the commencement of development on the site.

REASON:

In the interests of traffic safety and orderly development.

- 14 That a financial contribution in the sum of £56,400 (fifty six thousand four hundred pounds) EUR 71,613 (seventy one thousand six hundred and thirteen 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.