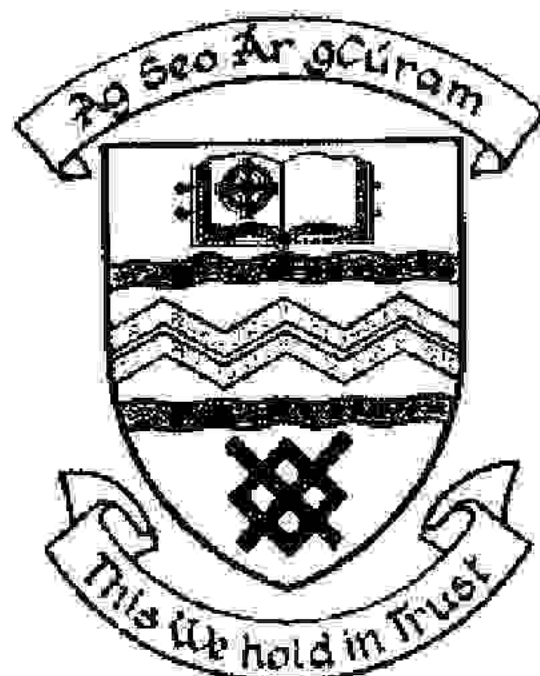


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0104	
1. Location	Site 4080, Citywest Business Park, Naas Road, Dublin 24.		
2. Development	New production facility comprising a press hall and mailroom, paper storage, control rooms, general storage, ink store, maintenance rooms, plantrooms, associated offices and staff restaurant, all of a total floor area of 9286 sq.m. and associated development including site roadways; truck manoeuvring areas; delivery and dispatch docks; car parking; van parking; water supply; foul sewerage drainage and surface water drainage; emergency generator; landscaping; site levelling; mounding and water retention pond all on an overall site of 3.23 hectares. This development comprises an activity in relation to which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required.		
3. Date of Application	21/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: The Irish Times Ltd., Address: 10-16 D'Olier Street, Dublin 2.		
6. Decision	O.C.M. No. 0831 Date 19/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1216 Date 02/06/2000	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.

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Dublin 24

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Fax: 01-414 9104

Scott Tallon Walker Architects,
19 Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1216	Date of Final Grant 02/06/2000
Decision Order Number 0831	Date of Decision 19/04/2000
Register Reference S00A/0104	Date 21/02/00

Applicant The Irish Times Ltd.,

Development New production facility comprising a press hall and mailroom, paper storage, control rooms, general storage, ink store, maintenance rooms, plantrooms, associated offices and staff restaurant, all of a total floor area of 9286 sq.m. and associated development including site roadways; truck manoeuvring areas; delivery and dispatch docks; car parking; van parking; water supply; foul sewerage drainage and surface water drainage; emergency generator; landscaping; site levelling; mounding and water retention pond all on an overall site of 3.23 hectares. This development comprises an activity in relation to which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required.

Location Site 4080, Citywest Business Park, Naas Road, Dublin 24.

Floor Area 9286.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

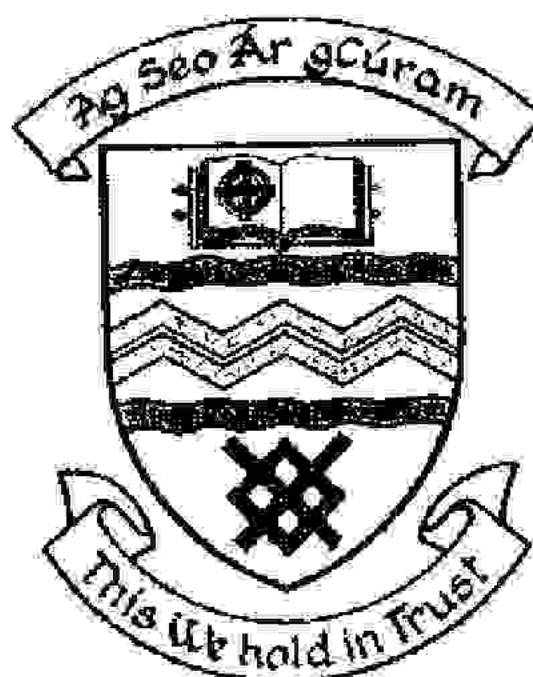
A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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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.

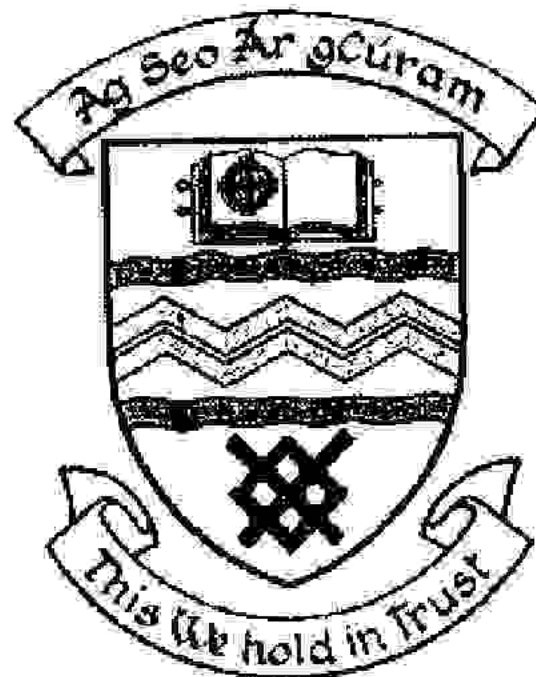
- 2 In respect of the requirements of the Environmental Health Officer the developer shall comply with the following:-
 - (a) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering 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 must 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) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage. Details shall be lodged and agreed with the Planning Authority prior to the commencement of development.
 - (d) 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.
 - (e) Where food is to be stored, processed or sold for human consumption, there must be compliance with the Food Hygiene Regulations 1950/1989. The applicant will need to apply to the Eastern Health Board in respect of the registration of the Food Business.
 - (f) With respect to the staff canteen, a detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. is to be submitted to the Environmental Health Officer prior to the commencement of work.
 - (g) Adequate ventilation to all areas of work shall be provided. Particular attention should be paid to glazed areas, which can concentrate solar heat.

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- (h) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8:00hr. on weekdays and 9:00hr. on Saturdays nor after 18:00hr. on weekdays and 13:00hrs. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (i) Clearly audible tones and impulsive noise at sensitive locations during evening and night shall be avoided irrespective of the noise level.

NOTE: A noise sensitive location is any dwelling house, hotel or hostel, health building, educational establishment when in use, places of worship during recognised times and days of worship, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

Daytime	08:00 - 18:00 hrs.
Evening	18:00 - 22:00 hrs.
Night time	22:00 - 08:00 hrs.

REASON:

In order to comply with the requirement of the Environmental Health Officer.

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

REASON:

In the interest of health.

- 4 Prior to the commencement of development on the site the applicant is requested to submit a site layout plan at a scale of not less than 1:500 showing the provision of 211 no. car park spaces in total on the site. The additional spaces shall be provided on the site if and when the applicant is required to do so by the Planning Authority.

REASON:

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

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

- 6 Details of a landscaping plan shall be discussed and agreed with the County Council Parks Department prior to the commencement of site works. The agreed plan shall be implemented before the premises is first occupied.

REASON:

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

- 7 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.

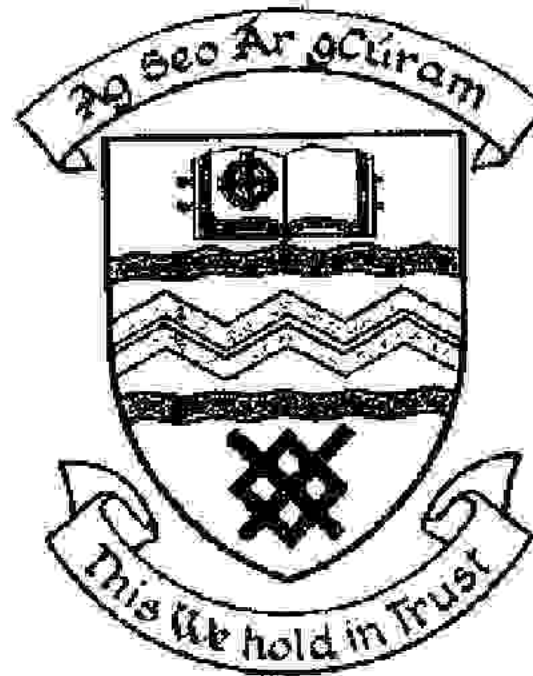
(a) Foul Sewer:

- 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.
- Applicant to ensure full and complete separation of foul and surface water system.

(b) Surface Water Sewer:

- 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.
- Applicant shall ensure full and complete separation of foul and surface water systems.
- Prior to construction the applicant shall submit further details of the attenuation facilities. Details to include information on the control device and sections of the attenuation pond indicating all associated pipe work.
- Hydraulic control to set-up to discharge 13 l/s (Area subject to attenuation) 2.3ha imp * 6 l/s/ha).
- All surface water runoff from truck parking/ marshalling areas shall be routed via a

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petrol/oil/diesel interceptor before
 discharging to the public sewer.

(c) Water:

Prior to commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath (tel. (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain.

REASON:

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

- 8 That all public services to the proposed development shall be lodged underground.

REASON:

In the interest of amenity.

- 9 The building heights, levels and general dimensions shall be in accordance with drawings submitted with the Planning Application. These matters as proposed shall be submitted to and verified by the Department of Defence at the applicants expense (unless the Department of Defence deems verification unnecessary) prior to commencement of development.

REASON:

To meet the requirements of the Department of Defence.

- 10 The developer shall liaise with the Operations Officer, Air Corps at Casement Aerodrome, Baldonnell prior to the placing of cranes on the site. Contact should be maintained to provide for any relocation on site of such cranes.

REASON:

To meet the requirements of the Department of Defence.

- 11 The applicant shall liaise with the Department of Defence regarding the deflection of sun light on the part (glass) frontage having regard to Air Corps operational requirements. The site shall be lit by downlighting techniques and if any variation is proposed in the future, the possible effects of this aspect of the development shall be discussed and agreed with the Department of Defence.

REASON:

To meet the requirements of the Department of Defence.

REG REF. S00A/C104 **SOUTH DUBLIN COUNTY COUNCIL**
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- 12 The applicant shall submit to the Department of Defence details of an environmental programme incorporating a bird hazard management plan, particularly in how it relates to the attenuation pond and any other feature that will attract birds to the site. These details shall be submitted to the Department of Defence and agreed prior to first occupation of the premises.

REASON:

To meet the requirements of the Department of Defence.

- 13 Navigational lighting shall be provided on the building if so required by the Department of Defence and in accordance with details to be agreed with the Department of Defence.

REASON:

To meet the requirements of the Department of Defence.

- 14 The applicant shall liaise with the Department of Defence on the progress and operation of the development.

REASON:

To meet the requirements of the Department of Defence.

- 15 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.

- 16 That a financial contribution in the sum of £48,000 (forty eight thousand pounds) EUR 60,947 (sixty thousand nine hundred and forty 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:

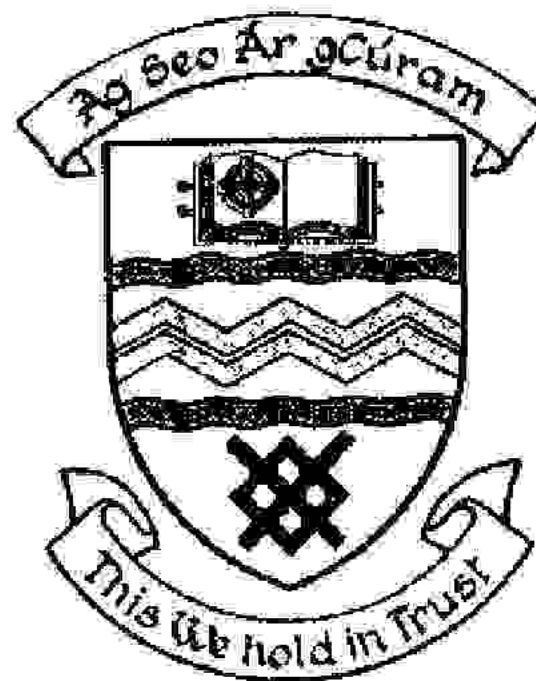
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 17 The developer shall pay before the commencement of development a sum of £72,000 (seventy two thousand pounds) EUR 91,421 (ninety one thousand four hundred and twenty one euros) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200

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metres of the Cheeverstown Road extension) facilitating the proposed development in accordance with the requirements of Section 26 (2) (h) of the Local Government (Planning and Development) Act, 1963.

REASON:

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

- 18 That a financial contribution in the sum of £65,897 (sixty five thousand eight hundred and ninety seven pounds) EUR 83,671 (eighty three thousand six hundred and seventy one 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.

- 19 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance company or other security to the value of £40,000 (forty thousand pounds) EUR 50,789 (fifty thousand seven hundred and eighty nine euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

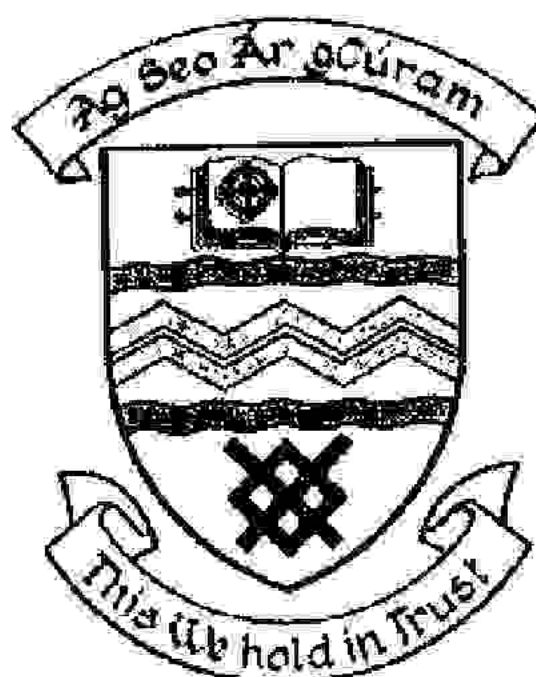
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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

REG REF. S00A/0104

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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.


.....06/06/00
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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Fax: 01-414 9104

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

Decision Order Number 0831	Date of Decision 19/04/2000
Register Reference S00A/0104	Date: 21/02/00

Applicant The Irish Times Ltd.,

Development New production facility comprising a press hall and mailroom, paper storage, control rooms, general storage, ink store, maintenance rooms, plantrooms, associated offices and staff restaurant, all of a total floor area of 9286 sq.m. and associated development including site roadways; truck manoeuvring areas; delivery and dispatch docks; car parking; van parking; water supply; foul sewerage drainage and surface water drainage; emergency generator; landscaping; site levelling; mounding and water retention pond all on an overall site of 3.23 hectares. This development comprises an activity in relation to which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required.

Location Site 4080, Citywest Business Park, Naas Road, 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.

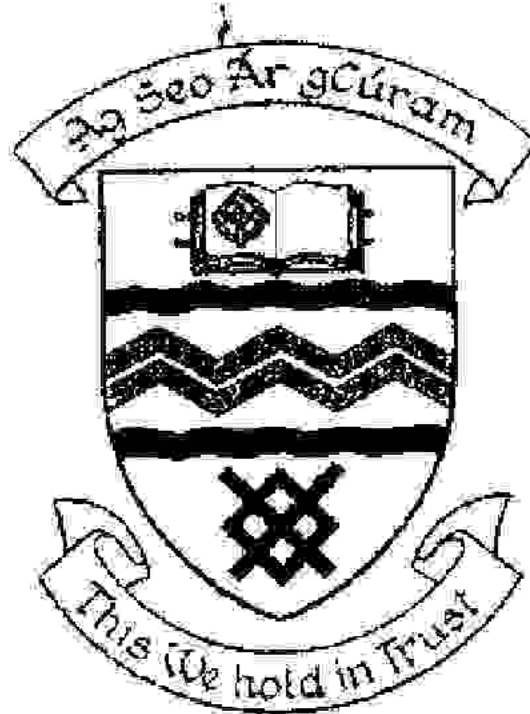
Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Scott Tallon Walker Architects,
19 Merrion Square,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHATALE CIONNALE ÁTHA CLIATH TÍREAS

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20/04/00

For SENIOR ADMINISTRATIVE OFFICER

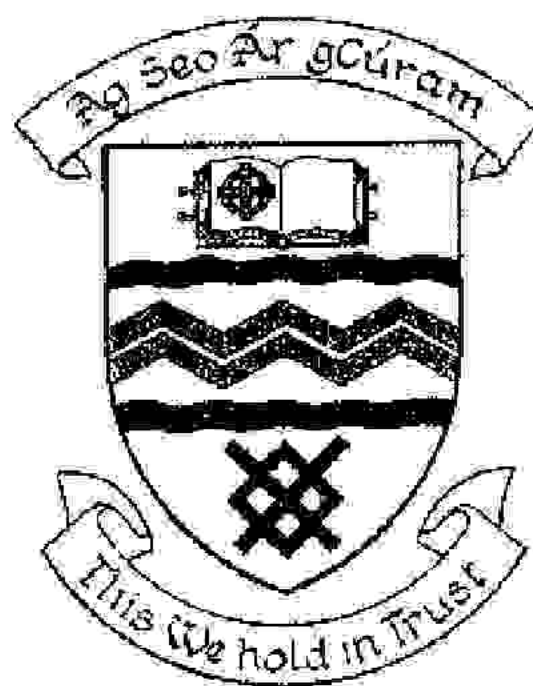
Conditions and Reasons

- 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 In respect of the requirements of the Environmental Health Officer the developer shall comply with the following:-
 - (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 must 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) The developer shall ensure that the lighting system is designed to minimise potential pollution from

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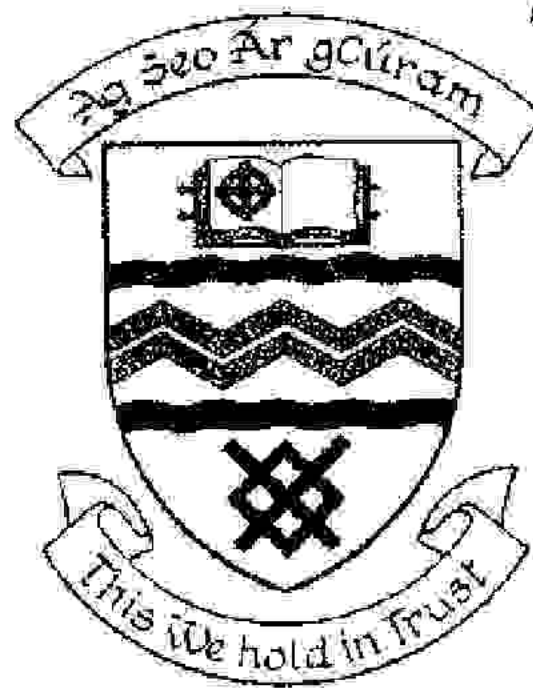
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- glare and spillage. Details shall be lodged and agreed with the Planning Authority prior to the commencement of development.
- (d) Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
- (e) Where food is to be stored, processed or sold for human consumption, there must be compliance with the Food Hygiene Regulations 1950/1989. The applicant will need to apply to the Eastern Health Board in respect of the registration of the Food Business.
- (f) With respect to the staff canteen, a detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. is to be submitted to the Environmental Health Officer prior to the commencement of work.
- (g) Adequate ventilation to all areas of work shall be provided. Particular attention should be paid to glazed areas, which can concentrate solar heat.
- (h) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8:00hr. on weekdays and 9:00hr. on Saturdays nor after 18:00hr. on weekdays and 13:00hrs. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (i) Clearly audible tones and impulsive noise at sensitive locations during evening and night shall be avoided irrespective of the noise level.

NOTE: A noise sensitive location is any dwelling house, hotel or hostel, health building, educational establishment when in use, places of worship during recognised times and days of worship, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

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REG REF. S00A/0104

Daytime	08:00 - 18:00 hrs.
Evening	18:00 - 22:00 hrs.
Night time	22:00 - 08:00 hrs.

REASON:

In order to comply with the requirement of the Environmental Health Officer.

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

REASON:

In the interest of health.

- 4 Prior to the commencement of development on the site the applicant is requested to submit a site layout plan at a scale of not less than 1:500 showing the provision of 211 no. car park spaces in total on the site. The additional spaces shall be provided on the site if and when the applicant is required to do so by the Planning Authority.

REASON:

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

- 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 Details of a landscaping plan shall be discussed and agreed with the County Council Parks Department prior to the commencement of site works. The agreed plan shall be implemented before the premises is first occupied.

REASON:

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

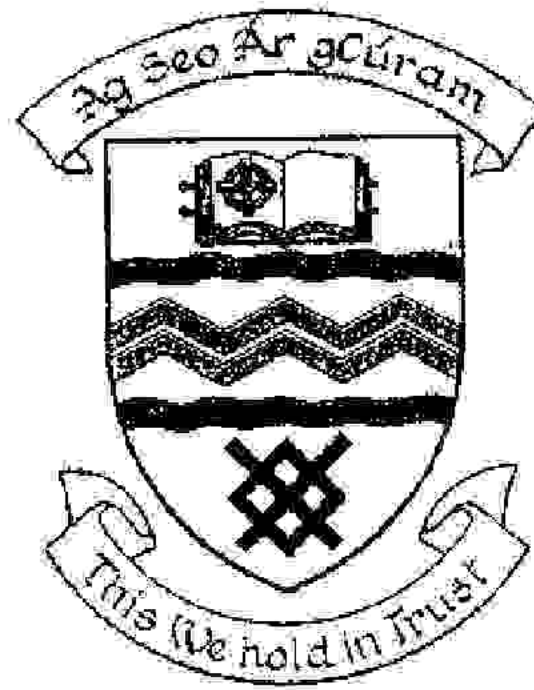
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

(a) Foul Sewer:

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REG. REF. S00A/0104

- 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.
- Applicant to ensure full and complete separation of foul and surface water system.

(b) Surface Water Sewer:

- 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.
- Applicant shall ensure full and complete separation of foul and surface water systems.
- Prior to construction the applicant shall submit further details of the attenuation facilities. Details to include information on the control device and sections of the attenuation pond indicating all associated pipe work.
- Hydraulic control to set-up to discharge 13 l/s (Area subject to attenuation) 2.3ha imp * 6 l/s/ha).
- All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.

(c) Water:

- Prior to commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath (tel. (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain.

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REG REF. S00A/0104

REASON:

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

- 8 That all public services to the proposed development shall be lodged underground.

REASON:

In the interest of amenity.

- 9 The building heights, levels and general dimensions shall be in accordance with drawings submitted with the Planning Application. These matters as proposed shall be submitted to and verified by the Department of Defence at the applicants expense (unless the Department of Defence deems verification unnecessary) prior to commencement of development.

REASON:

To meet the requirements of the Department of Defence.

- 10 The developer shall liaise with the Operations Officer, Air Corps at Casement Aerodrome, Baldonnell prior to the placing of cranes on the site. Contact should be maintained to provide for any relocation on site of such cranes.

REASON:

To meet the requirements of the Department of Defence.

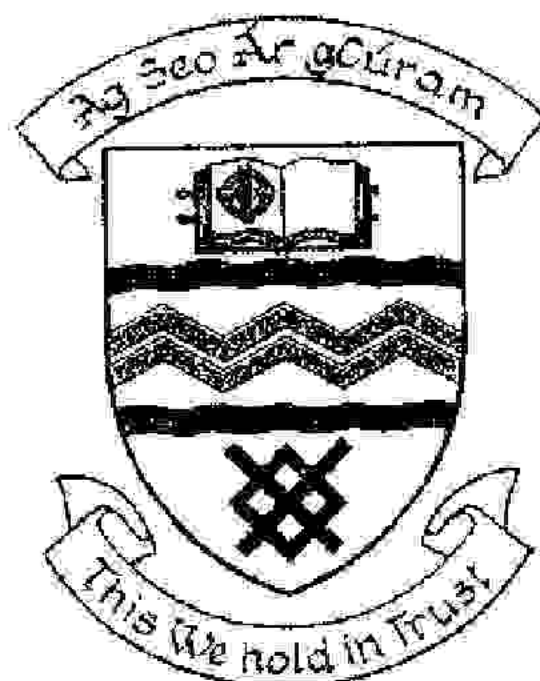
- 11 The applicant shall liaise with the Department of Defence regarding the deflection of sun light on the part (glass) frontage having regard to Air Corps operational requirements. The site shall be lit by downlighting techniques and if any variation is proposed in the future, the possible effects of this aspect of the development shall be discussed and agreed with the Department of Defence.

REASON:

To meet the requirements of the Department of Defence.

- 12 The applicant shall submit to the Department of Defence details of an environmental programme incorporating a bird hazard management plan, particularly in how it relates to the attenuation pond and any other feature that will attract birds to the site. These details shall be submitted to the Department of Defence and agreed prior to first occupation of the premises.

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

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Fallaght,
Dublin 24.

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

REG. REF. S00A/0104

REASON:

To meet the requirements of the Department of Defence.

- 13 Navigational lighting shall be provided on the building if so required by the Department of Defence and in accordance with details to be agreed with the Department of Defence.

REASON:

To meet the requirements of the Department of Defence.

- 14 The applicant shall liaise with the Department of Defence on the progress and operation of the development.

REASON:

To meet the requirements of the Department of Defence.

- 15 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.

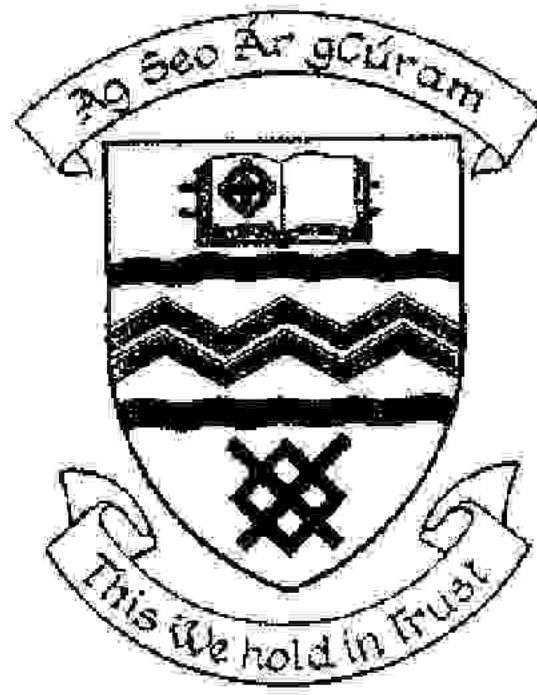
- 16 That a financial contribution in the sum of £48,000 (forty eight thousand pounds) EUR 60,947 (sixty thousand nine hundred and forty seven euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which 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.

- 17 The developer shall pay before the commencement of development a sum of £72,000 (seventy two thousand pounds) EUR 91,421 (ninety one thousand four hundred and twenty one euros) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension) facilitating the

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

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

Telephone: 01-414 9000
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proposed development in accordance with the requirements of Section 26 (2) (h) of the Local Government (Planning and Development) Act, 1963.

REASON:

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

- 18 That a financial contribution in the sum of £65,897 (sixty five thousand eight hundred and ninety seven pounds) EUR 83,671 (eighty three thousand six hundred and seventy one 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.

- 19 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance company or other security to the value of £40,000 (forty thousand pounds) EUR 50,789 (fifty thousand seven hundred and eighty nine euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.