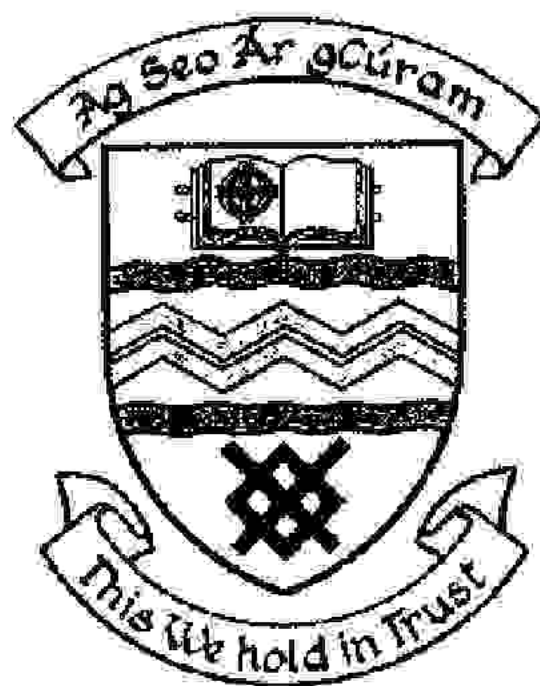


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0094	
1. Location	52 Broomhill Road, Tallaght, Dublin 24.		
2. Development	Alterations to an approved scheme (Final Grant Order No. 1713) including an ESB substation, additional office area of 148m2 infilling main atrium space and minor alterations to elevations including omission of projecting stairs and secondary entrance doors together with the provision of 6 no. additional car spaces at ground level.		
3. Date of Application	18/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Keogan Ryan, Address: Parkcourt, 40 Main Street,		
5. Applicant	Name: The Broom Partnership, Address: 60 Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 0779 Date 14/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1170 Date 30/05/2000	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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Horan Keogan Ryan,
Parkcourt,
40 Main Street,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1170	Date of Final Grant 30/05/2000
Decision Order Number 0779	Date of Decision 14/04/2000
Register Reference S00A/0094	Date 18/02/00

Applicant The Broom Partnership,

Development Alterations to an approved scheme (Final Grant Order No. 1713) including an ESB substation, additional office area of 148m² infilling main atrium space and minor alterations to elevations including omission of projecting stairs and secondary entrance doors together with the provision of 6 no. additional car spaces at ground level.

Location 52 Broomhill Road, Tallaght, Dublin 24.

Floor Area 4647.80 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 (7) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/0094

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Conditions and Reasons

- 1 Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street tree planting.

REASON:

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

- 2 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 03/04/00, 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.

- 3 The proposed development shall comply with all relevant conditions as granted planning permission under Reg. Ref. S98A/0928.

REASON:

In order to clarify the permission.

- 4
 - (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.
 - (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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/0928

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- (e) Drinking water facilities shall be available to staff at suitable locations in the building. Drinking water facilities available to staff should be taken directly from the rising main.
- (f) Facilities for the installation of lighting and heating at all areas of work shall be provided.
- (g) Permanent mechanical ventilation shall be provided in the offices. This is of particular importance where large areas of glazing are used.

REASON:

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

- 5 That a financial contribution in the sum of £1,194 (one thousand one hundred and ninety four pounds) EUR 1,517 (one thousand five hundred and seventeen 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.

- 6 That a financial contribution in the sum of £3,108 (three thousand one hundred and eight pounds) EUR 3,946 (three thousand nine hundred and forty six 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.

- 7 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 7 and 8 of Register Reference S98A/0928, arrangements to be made prior to commencement of development.

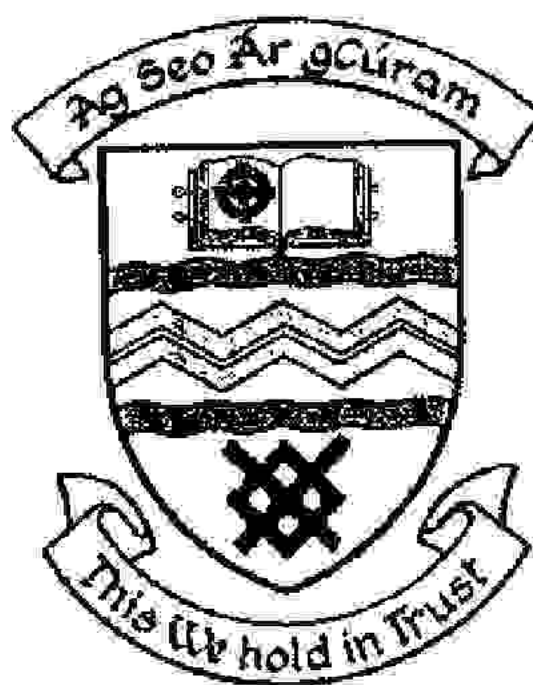
REASON:

The provision of such services in the area by the Council

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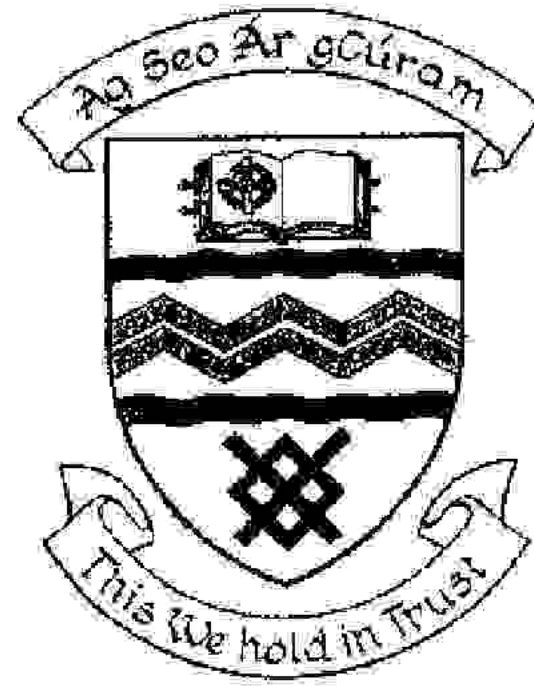
will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

- (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.

31/05/00
 for SENIOR ADMINISTRATIVE OFFICER

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 0779	Date of Decision 14/04/2000 <i>int</i>
Register Reference S00A/0094	Date: 18/02/00

Applicant The Broom Partnership,

Development Alterations to an approved scheme (Final Grant Order No. 1713) including an ESB substation, additional office area of 148m2 infilling main atrium space and minor alterations to elevations including omission of projecting stairs and secondary entrance doors together with the provision of 6 no. additional car spaces at ground level.

Location 52 Broomhill Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

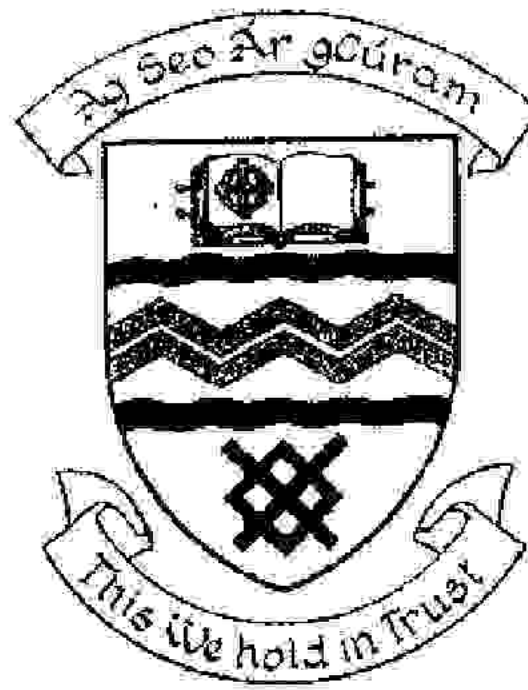
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (7) on the attached Numbered Pages,
Signed on behalf of the South Dublin County Council,

144
..... 14/04/00
for SENIOR ADMINISTRATIVE OFFICER

Horan Keogan Ryan,
Parkcourt,
40 Main Street,
Blackrock,
Co. Dublin.

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Conditions and Reasons

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REASON:
In order to clarify the permission.
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 - (c) The developer shall ensure that the lighting system

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- is designed to minimise potential pollution from glare and spillage.
- (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.
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