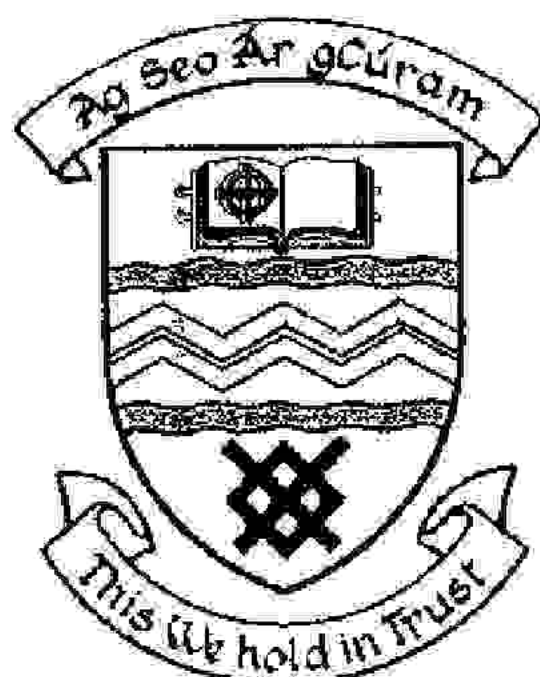


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0041	
1. Location	Magna Business Park, Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.		
2. Development	Erection of a warehouse with ancillary offices on three floors and associated site development works including service yard and car parking and ESB sub-station.		
3. Date of Application	28/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/03/2000 2.	1. 05/04/2000 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Findlater (Wine Merchants) Limited, Address: The Harcourt Street Vaults, 10 Upper Hatch Street, Dublin 2.		
6. Decision	O.C.M. No. 1202 Date 01/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1571 Date 18/07/2000	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.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1571	Date of Final Grant 18/07/2000
Decision Order Number 1202	Date of Decision 01/06/2000
Register Reference S00A/0041	Date 05/04/00

Applicant Findlater (Wine Merchants) Limited,

Development Erection of a warehouse with ancillary offices on three floors and associated site development works including service yard and car parking and ESB sub-station.

Location Magna Business Park, Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

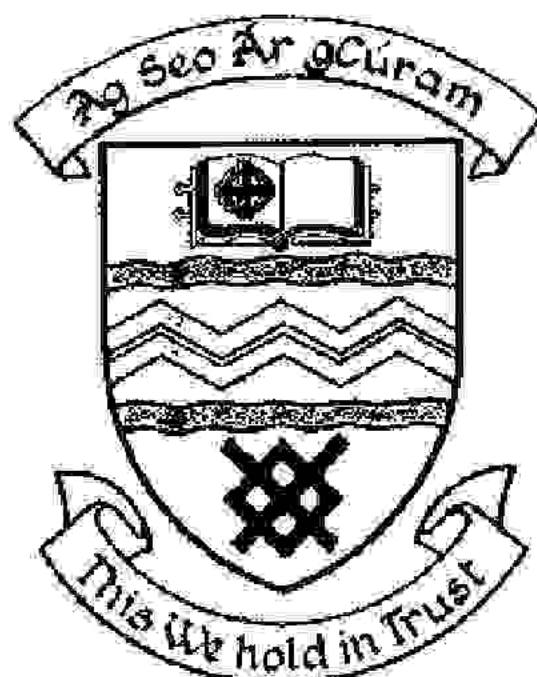
Floor Area 4149.53 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/03/2000 /05/04/2000

A Permission has been granted for the development described above,
subject to the following (15) 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, as amended by Unsolicited Additional Information received 14/03/00, Additional Information received 05/04/00 and Unsolicited Additional Information received 11/05/00, 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.

Foul Drainage:-

- 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.

Surface Water Drainage:-

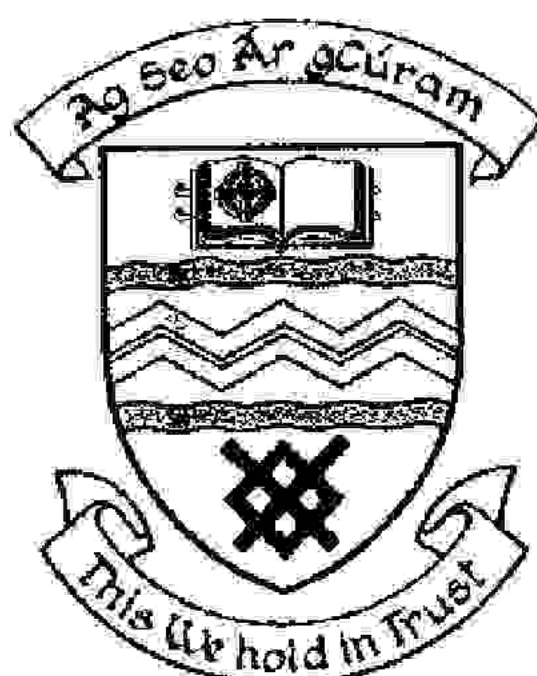
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- Applicant to ensure full and complete separation of foul and surface water systems.
- Storm water discharge shall be attenuated by way of the provision of a surface water storage tank minimum capacity 140 cubic metres. Discharge through the flow control mechanism to be limited to a maximum of 10.41 l/s for the site.

Water Supply:-

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

REASON:

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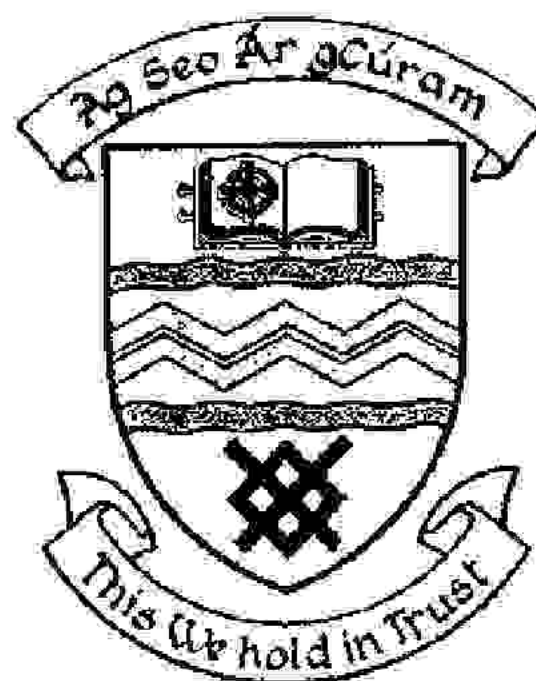
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In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 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.
- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 6 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.
- 7 Any change in use from a warehouse with ancillary offices shall require the benefit of Planning Permission from the Planning Authority or An Bord Pleanála on appeal.
REASON:
In order to control the use of the proposed development
- 8 That a financial contribution in the sum of £33,310 (thirty three thousand three hundred and ten pounds) EUR 42,294 (forty two thousand two hundred and ninety four 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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- 9 That a financial contribution in the sum of £86,646 (eighty six thousand six hundred and forty six pounds) EUR 110,017 (one hundred and ten thousand and seventeen 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.

- 10 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 £22,000 (twenty two thousand pounds) EUR 28,000 (twenty eight thousand 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.

- 11 During the construction phase of the development Best Practicable Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S.5228 Noise Control on Construction and Open Sites.

REASON:

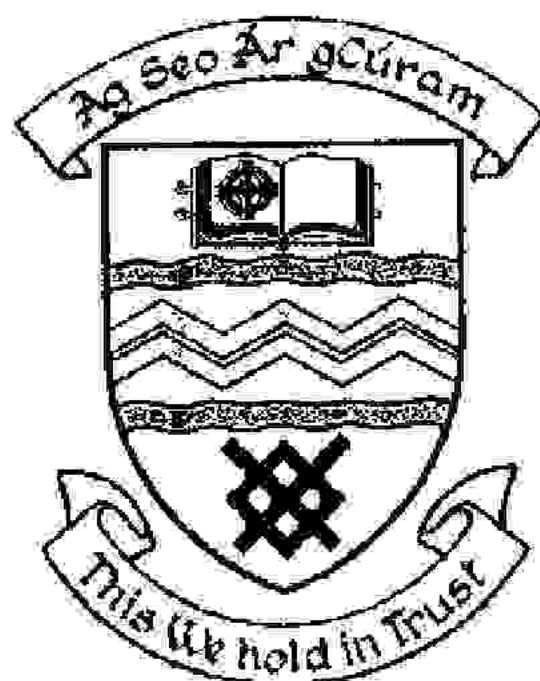
In the interest of the proper planning and development of the area.

- 12 During the construction phase hours of working shall be limited to 8a.m.-6p.m. Mondays to Fridays, 8.30am-13.00 hours on Saturdays and not at all on Sundays and Bank Holidays.

REASON:

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

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- 13 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 nuisance to persons in the neighbourhood.
REASON:
In the interest of the proper planning and development of the area.
- 14 That a financial contribution in the sum of £16,710 (sixteen thousand seven hundred and ten pounds) EUR 21,217 (twenty one thousand two hundred and seventeen 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.
- 15 That a financial contribution in the sum of £2,365 (two thousand three hundred and sixty five pounds) EUR 3,003 (three thousand and three euros) be paid by the proposer to South Dublin County Council towards the cost of the Brookfield Road Sewer Upgrade 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.
- (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.

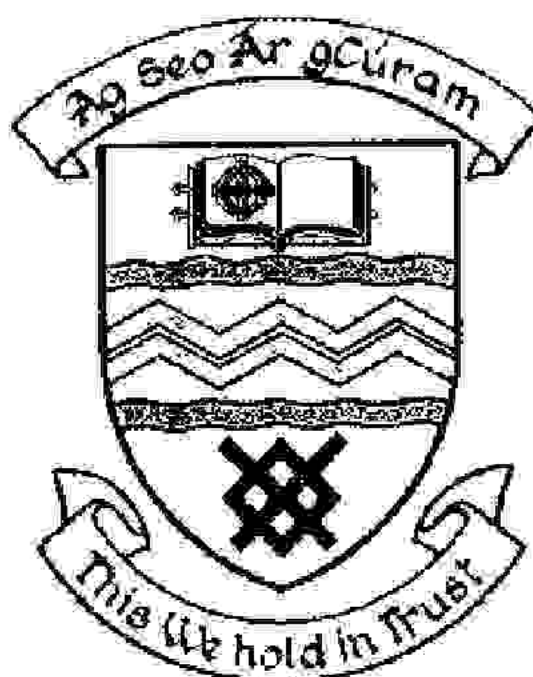
Signed on behalf of South Dublin County Council.

REG REF. S00A/0041

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.....18/07/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0041	
1. Location	Magna Business Park, Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.		
2. Development	Erection of a warehouse with ancillary offices on three floors and associated site development works including service yard and car parking and ESB sub-station.		
3. Date of Application	28/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/03/2000 2.	1. 05/04/2000 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Findlater (Wine Merchants) Limited, Address: The Harcourt Street Vaults, 10 Upper Hatch Street, Dublin 2.		
6. Decision	O.C.M. No. 1202 Date 01/06/2000	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 1202	Date of Decision 01/06/2000
Register Reference S00A/0041	Date: 28/01/00

Applicant Findlater (Wine Merchants) Limited,

Development Erection of a warehouse with ancillary offices on three floors and associated site development works including service yard and car parking and ESB sub-station.

Location Magna Business Park, Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/03/2000 /05/04/2000

Clarification of Additional Information Requested/Received /

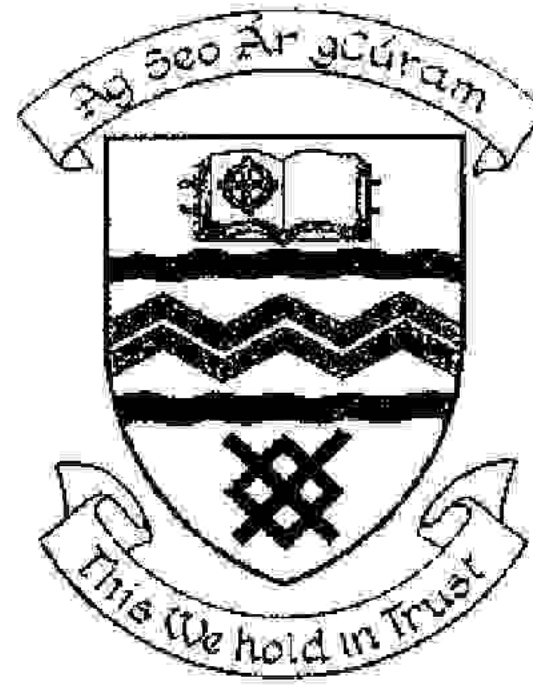
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 01/06/00
for SENIOR ADMINISTRATIVE OFFICER

James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. 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 14/03/00, Additional Information received 05/04/00 and Unsolicited Additional Information received 11/05/00, 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.

Foul Drainage:-

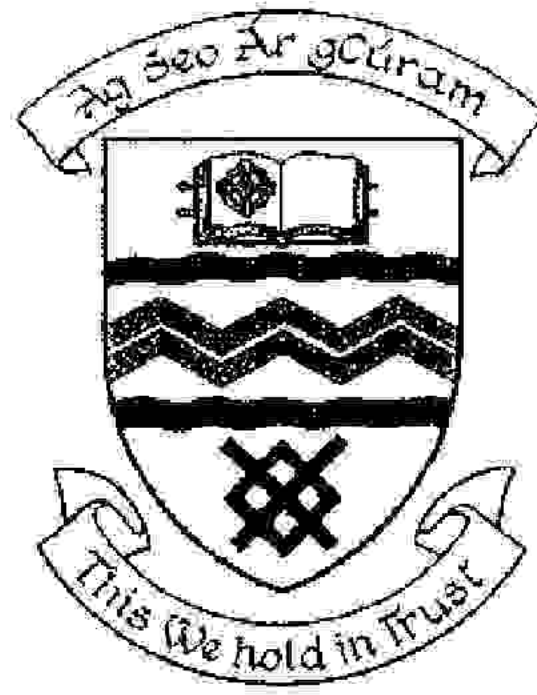
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

Surface Water Drainage:-

- 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 systems.
- Storm water discharge shall be attenuated by way of the provision of a surface water storage tank minimum capacity 140 cubic metres. Discharge through the flow control mechanism to be limited to a maximum of 10.41 l/s for the site.

Water Supply:-

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REG. REF. S00A/0041

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

REASON:

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

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

REASON:

In the interest of health.

- 4 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.

- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 6 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.

- 7 Any change in use from a warehouse with ancillary offices shall require the benefit of Planning Permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

In order to control the use of the proposed development

- 8 That a financial contribution in the sum of £33,310 (thirty three thousand three hundred and ten pounds) EUR 42,294

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(forty two thousand two hundred and ninety four 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.

- 9 That a financial contribution in the sum of £86,646 (eighty six thousand six hundred and forty six pounds) EUR 110,017 (one hundred and ten thousand and seventeen 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.

- 10 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 £22,000 (twenty two thousand pounds) EUR 28,000 (twenty eight thousand 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:

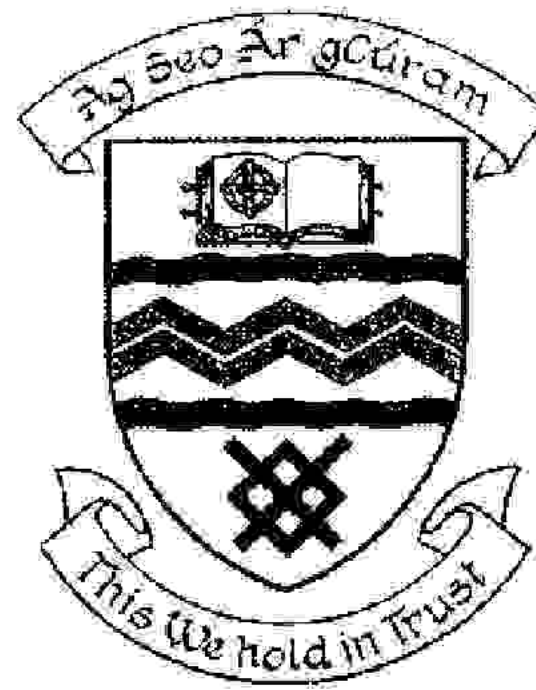
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 11 During the construction phase of the development Best Practicable Means shall be employed to minimise air blown

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dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S.5228 Noise Control on Construction and Open Sites.

REASON:

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

- 12 During the construction phase hours of working shall be limited to 8a.m.-6p.m. Mondays to Fridays, 8.30am-13.00 hours on Saturdays and not at all on Sundays and Bank Holidays.

REASON:

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

- 13 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 nuisance to persons in the neighbourhood.

REASON:

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

- 14 That a financial contribution in the sum of £16,710 (sixteen thousand seven hundred and ten pounds) EUR 21,217 (twenty one thousand two hundred and seventeen 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.

- 15 That a financial contribution in the sum of £2,365 (two thousand three hundred and sixty five pounds) EUR 3,003 (three thousand and three euros) be paid by the proposer to South Dublin County Council towards the cost of the Brookfield Road Sewer Upgrade Scheme which serves this

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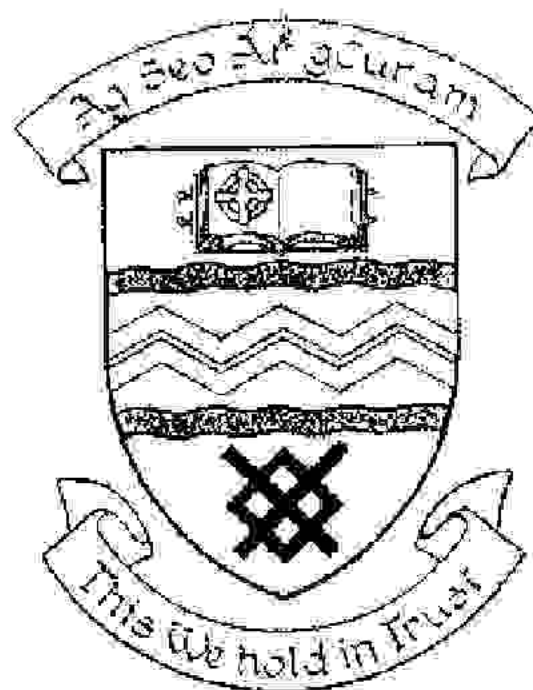
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development.

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.

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

Decision Order Number 0611	Date of Decision 24/03/2000
Register Reference S00A/0041	Date: 28/01/00

Applicant Development Findlater (Wine Merchants) Limited,
Erection of a warehouse with ancillary offices on three floors and associated site development works including service yard and car parking and ESB sub-station.

Location Magna Business Park, Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/01/00 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 Foul Sewer:

Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to estate sewer.

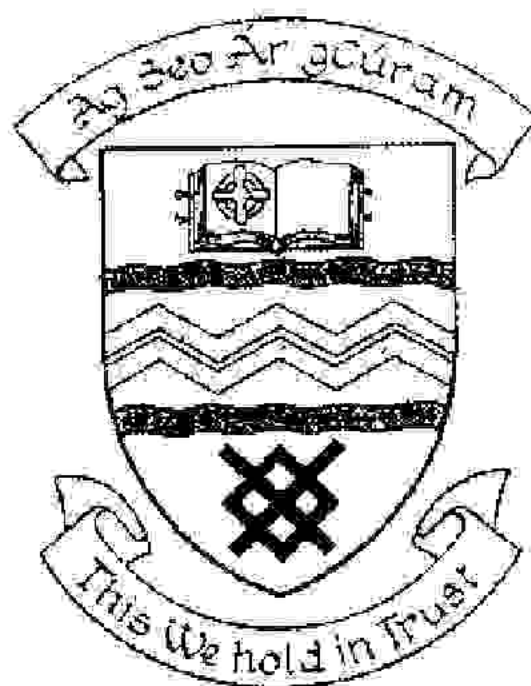
- 2 It is noted that the applicant proposes to connect into a foul sewer which is in private ownership. The applicant is requested to submit written evidence of permission to connect to sewer.

Surface Water Sewer:

- 3 (1) It is noted that the applicant proposes to connect to a private surface water sewer. The applicant is requested to submit written evidence of permission to connect to same.

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Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

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- (2) All surface water runoff from truck parking/
marshalling areas shall be routed via a petrol/oil/
diesel interceptor before discharging to the public
sewer. The applicant is requested to submit full
details of the interceptor.
- (3) The applicant is requested to amend the drainage
layout so that the pipe draining the sunken dock is
incorporated into the attenuation scheme for the
proposed development. Alternatively design
discharges from this pipe should be subtracted from
the allowable discharge for the site. Details shall
be submitted to the Planning Authority.

4. Water Supply:

- (1) The applicant is requested to submit details of
proposed watermain layout including watermain size,
valve, meter and hydrant layout, and proposed point
of connection to existing watermain.

NOTE: Layout to be in accordance with Part B of
1997 Building Regulation.

- (2) It is noted that the applicant proposes to connect
to a private watermain. The applicant is requested
to submit written evidence of permission to do so.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

24/03/00