

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0037	
1. Location	M50/N7 Red Cow Roundabout with entrance from Holly Road.		
2. Development	Proposed new business park development consisting of 3 levels of parking (21,673 m.sq.), 2 main blocks, of 5 storeys and 6 storeys of office space (29,968 m.sq.) with landscaped internal courtyards and roofscape, linked together with a central circulation tower housing cafe/restaurant and creche to facilitate the office based industries ie. data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, publishing and telemarketing, with ancillary site development work, landscaping, new boundaries and entrance road from Holly Road.		
3. Date of Application	27/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 01/06/2000 2.
4. Submitted by	Name: Kenny & Associates, Address: The Meadows, Clonsilla,		
5. Applicant	Name: Capel Developments Ltd., Address: Unit 66, Western Park Business Centre, Ballymount Road, Dublin 12.		
6. Decision	O.C.M. No. 1698 Date 31/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2875 Date 07/09/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged	30/08/2000	Written Representations	
9. Appeal Decision	17/08/2001	Appeal Withdrawn	
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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Housing Welfare Officers
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Kenny & Associates,
The Meadows,
Clonsilla,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 2875	Date of Final Grant 07/09/2001
Decision Order Number 1698	Date of Decision 31/07/2000
Register Reference S00A/0037	Date 01/06/00

Applicant Capel Developments Ltd.,

Development Proposed new business park development consisting of 3 levels of parking (21,673 m.sq.), 2 main blocks, of 5 storeys and 6 storeys of office space (29,968 m.sq.) with landscaped internal courtyards and roofscape, linked together with a central circulation tower housing cafe/restaurant and creche to facilitate the office based industries ie. data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, publishing and telemarketing, with ancillary site development work, landscaping, new boundaries and entrance road from Holly Road.

Location M50/N7 Red Cow Roundabout with entrance from Holly Road.

Floor Area 51641.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

/01/06/2000

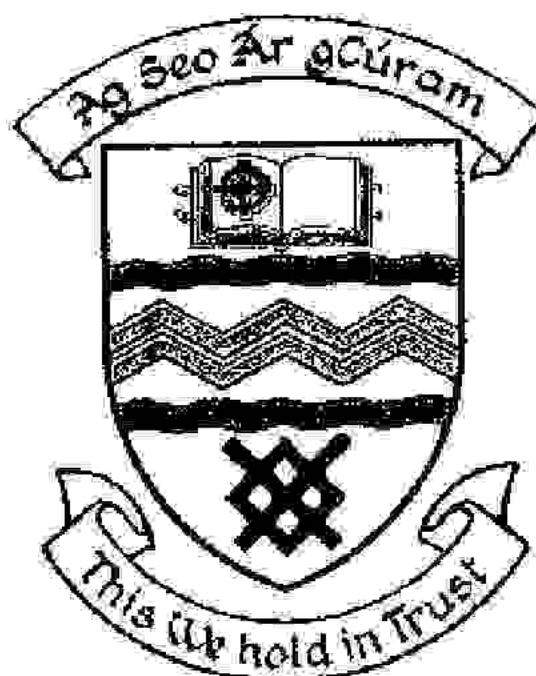
A Permission has been granted for the development described above,

REG REF. S00A/0037

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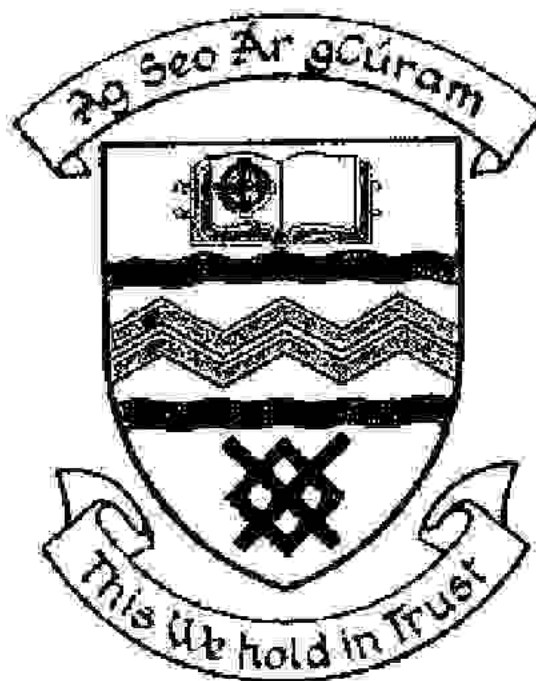
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subject to the following (19) Conditions.

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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 as amended by Additional Information lodged on the 01/06/00, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In addition to the requirement 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 area, 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) Permanent ventilation to the outer air shall be provided in the offices and internal rooms.

REASON:

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

- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

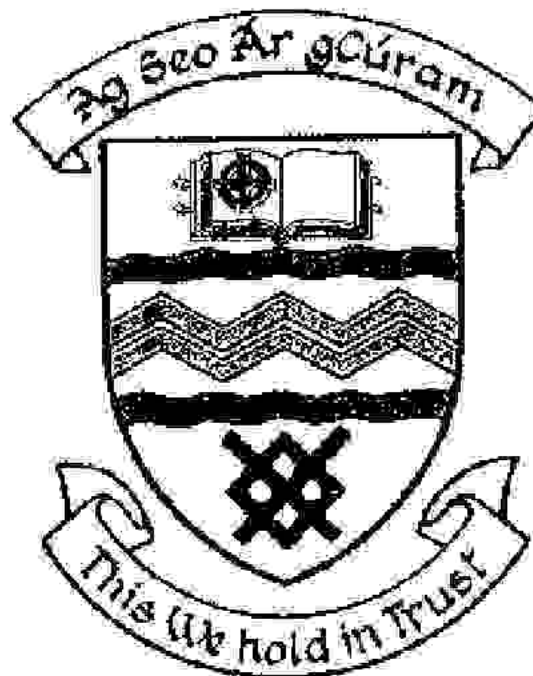
In the interest of safety and the avoidance of fire hazard.

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

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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 Details of landscaping plan shall be discussed and agreed with the County Council Parks Department prior to commencement of site works.

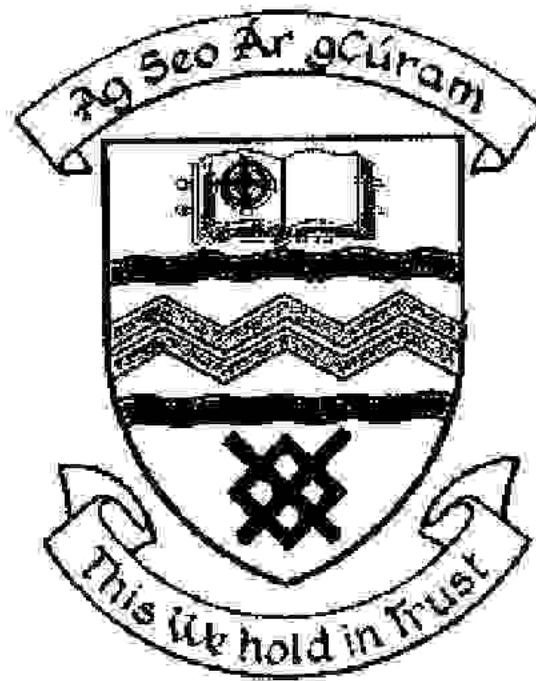
REASON:

In the interests 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 County Council.

- No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.
- Developer to ensure full and complete separation of foul and surface water systems.
- No building within 5m of public sewer or sewer with potential to be taken in charge.
- 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.
- All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharge to the public sewer.
- The maximum surface water discharge from the site shall be restricted to 6 litres per second per hectare. Adequate storage for excess volumes generated during storms shall be provided on applicants site. Storage shall be designed and constructed so as not to allow flooding of any buildings.
- All surface water runoff from truck parking/marshalling areas shall be routed via a suitable petrol/oil/diesel interceptor before discharging to

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- the public sewer.
- All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
- Prior to the commencement of the works, developer shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01)4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- 24 hour storage per unit shall be provided.
- No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- Applicant to install balancing tanks and booster pumps on rising main to the upper storeys of the development.
- The temporary connection during the construction period is to be metered for water charges for the duration of construction. The meter and connection are to be installed at the applicant's expense.

REASON:

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

- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 9 All excess excavated material shall be removed from the site and shall be deposited to the satisfaction of the Planning Authority in accordance with details to be agreed with the Planning Authority.

REASON:

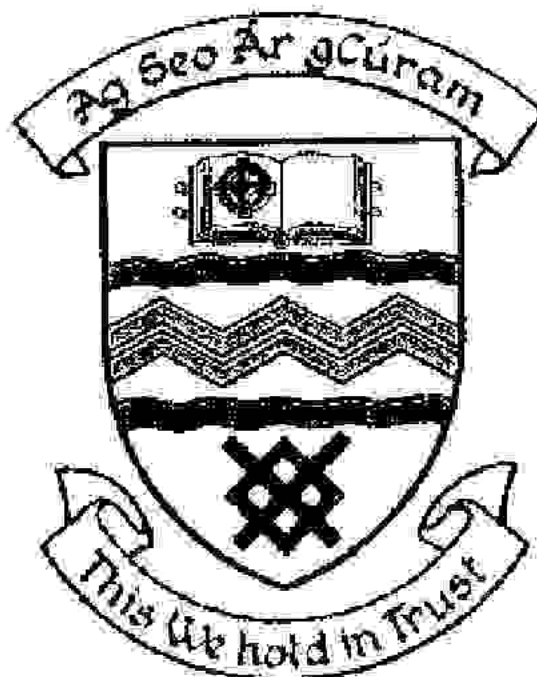
In the interests of amenity.

- 10 Details of external colour finishes and material shall be lodged for the written agreement of the Planning Authority prior to the commencement of development of the site.

REASON:

In the interests of visual amenity.

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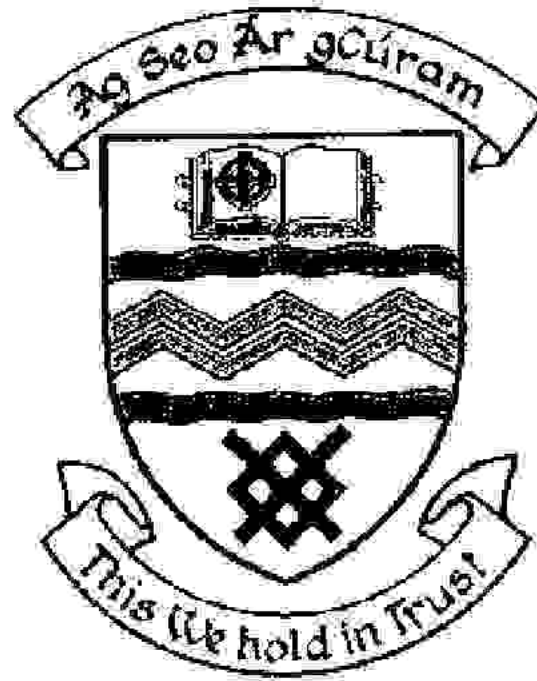
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- 11 Prior to the use of any part of the development planning permission shall be sought and obtained which will indicate the proportion of the floor space which shall be used for manufacturing, research and development, laboratories and ancillary offices together with full details of the allocated loading bays, service lifts, laboratory ventilation etc.
 REASON:
 In order to control the use of the proposed development and to ensure compliance with the zoning objectives for the area.
- 12 Prior to commencement of development on the site full details of site boundary treatment shall be lodged and agreed with the Planning Authority.
 REASON:
 In the interests of visual amenity.
- 13 The car parking areas indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.
 REASON:
 In the interest of the proper planning and development of the area.
- 14 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 parking and landscaping as shown on lodged plans.
 REASON:
 In the interest of the proper planning and development of the area.
- 15 Prior to commencement of any development of the site or within 6 months of the date of this decision whichever is the earlier, the developer shall submit the following to the Planning Authority for written agreement:-
 - the road reservation for the Naas Road/M50 interchange does not coincide exactly with the requirements of the Roads Department. A slightly greater amount of land is required. This varies from one metre at the western end of the site to four metres at the eastern end. The layout is such that there is a landscaped area at the eastern end but some interference with the parking layout will be required at the western end. The provision of the correct reservation will result in the pedestrian/cyclist access to the Naas Road having to be shifted. The developer shall submit revised

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drawings to be agreed with the Roads Department and submitted for the written agreement of the Planning Department prior to commencement of development.

- The developer shows on the drawings submitted a possible future access point to County Council land to the west of the site. However, this possible access is via an aisle width of six metres between two ranks of parked cars. Roads Department would require a more definite road rather than a parking aisle with less parking (one side at most) and the provision of a footpath. The developer shall submit revised drawings to be agreed with the Roads Department and submitted for the written agreement of the Planning Authority prior to commencement of development.
- Cycle parking shall be provided as per the drawings submitted by way of additional information.

REASON:

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

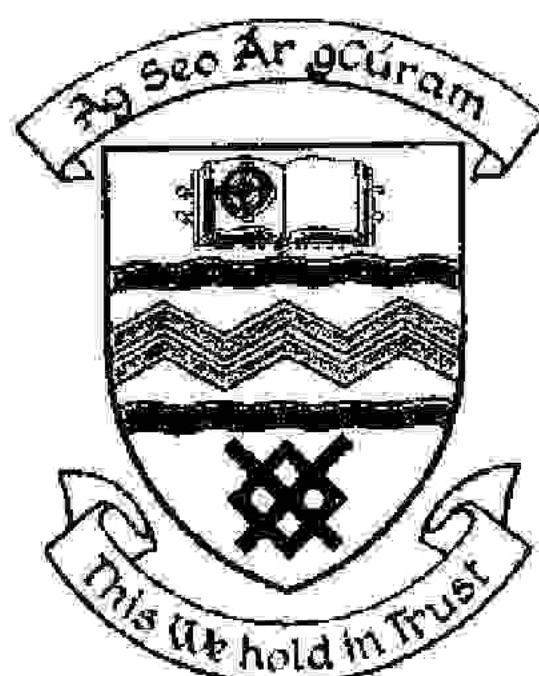
- 16 That the Mobility Management Plan as submitted by way of additional information lodged on 01/06/00 is implemented.
- Changing and showering facilities shall be provided as per plans attached (Dwg. No. 9805-P-102).
 - Details of the pedestrian access to the Naas Road shall be agreed with the Roads Department prior to commencement of works.
 - (i) Details of the pedestrian walkway to be provided as far as the site entrance at Holly Road to be agreed in writing with the Roads Department prior to commencement of works.
 - (ii) Details of the cycle access to the Naas Road to be agreed in writing with the Roads Department prior to commencement of works.
 - (iii) Details of the bus bays and associated shelters to be agreed in writing with the Roads Department prior to commencement of works.
 - (iv) Details of speed ramps and speed tables in the development to be agreed in writing with the Roads Department prior to commencement of works.
 - (v) Further details to be submitted to the Planning Authority on 'car sharing register', and provision of preferential reserved parking for those on the register.
 - (vi) Further details to be submitted and agreed in writing to the Planning Department on the workers shuttle bus service to the Nangor Road (route of proposed QBC) and the local population centres,

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Cycle parking shall be provided as per the drawings submitted by way of additional information.

REASON:

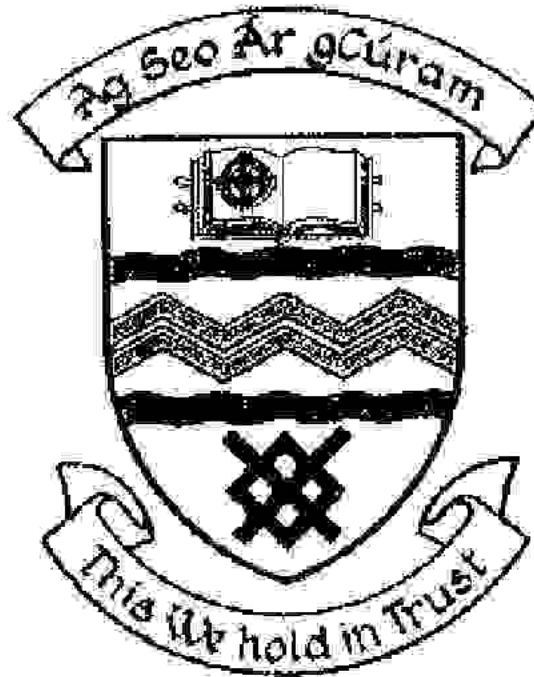
In the interests of the proper planning and development of the area.

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 - (iv) Details of speed ramps and speed tables in the development to be agreed in writing with the Roads Department prior to commencement of works.
 - (v) Further details to be submitted to the Planning Authority on 'car sharing register', and provision of preferential reserved parking for those on the register.
 - (vi) Further details to be submitted and agreed in writing to the Planning Department on the workers shuttle bus service to the Nangor Road (route of proposed QBC) and the local population centres,

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including Clondalkin and Ballyfermot. Details shall include hours of operation, capacity and also commitment to provision of this facility in line with the required capacity at no cost to the public transport provider.

- (vii) Further details to be submitted on the bus service to the rail station at Park West. Details shall include hours of operation, capacity etc. and also commitment to provision of this facility in line with required capacity at no cost to the public transport provider.
- (viii) Details of the proposed management company to be set up shall be agreed in writing with the Planning Authority prior to commencement of any works on site. A management company in perpetuity shall be responsible for the carrying out, monitoring and reviewing of the Mobility Management Plan, and all items listed above.
- The Mobility Management Plan shall be reviewed on completion of the first two years of operation. All details and amendments to the plan shall be agreed in writing with the Planning Authority.

REASON:

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

- 17 That a financial contribution in the sum of £329,414 (three hundred and twenty nine thousand four hundred and fourteen pounds) EUR 418,269 (four hundred and eighteen thousand two hundred and sixty nine 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.

- 18 That a financial contribution in the sum of £629,328 (six hundred and twenty nine thousand three hundred and twenty pounds) EUR 799,081 (seven hundred and ninety nine thousand and eighty one 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.

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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.

- 19 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £40,000 (forty thousand pounds) EUR 50,000 (fifty thousand euros) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

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 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.


25/09/01
 for SENIOR ADMINISTRATIVE OFFICER

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Donal O'Loingsigh,
47 Knockaire,
Knocklyon,
Dublin 16.

NOTIFICATION OF GRANT OF Outline Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2841	Date of Final Grant 06/09/2001
Decision Order Number 2483	Date of Decision 25/07/2001
Register Reference S00A/0086	Date 29/05/01

Applicant Carmel & Donal O'Loingsigh,
Development Private dwelling house in side garden.
Location 47 Knockaire, Knocklyon, Dublin 16.

Floor Area 130.00 **Sq Metres**
Time extension(s) up to and including
Additional Information Requested/Received 10/04/2000 /29/05/2001

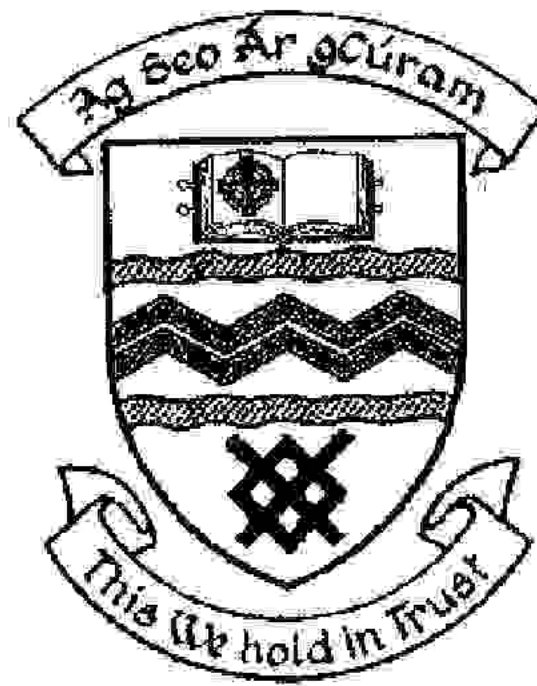
A Outline Permission has been granted for the development described above,
subject to the following (13) Conditions.

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REG REF. S002/0989 ~~CON~~CHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

REASON:

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

- 2 Details of landscaping and boundary treatment, including any proposed fence, walls or gates shall be submitted to and approved by the Planning Authority at approval stage.

Reason: In the interest of amenity.

- 3 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 4 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 5 With respect to water supply and drainage arrangements, the applicant shall meet the following requirements:

(i) The development will only be acceptable to the Environmental Services Department if at 'approval' stage the applicant submits full details of the proposed piling and embedded cut-off wall. The level of these shall be taken below the invert level of the 150mm diameter sewer. The applicant shall also supply a detailed method statement for the construction which shall detail the measures to be taken during construction to protect the sewer.

(ii) At 'approval' stage the applicant shall submit a drainage layout showing the location of all proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall show full and complete separation of foul and surface water systems.

(iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(iv) The applicant shall ensure full and complete separation of foul and surface water

(v) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

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REG. REF. S00A/00961 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- (vi) The property shall have its own individual service connection to the public watermain and 24hour storage.
(vii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

Reason: In the interest of public health.

- 6 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.

- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 8 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

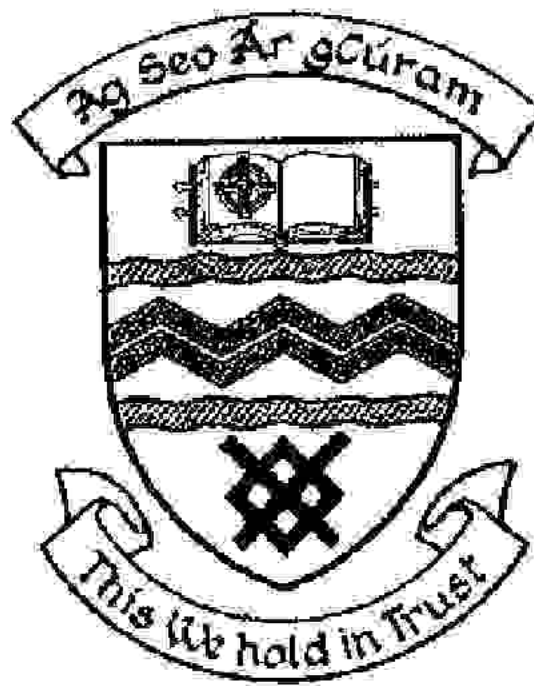
- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this

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contribution to be paid before the commencement of development on 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.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Boherboy Water Supply Scheme in the area of the proposed development; this contribution to be paid before the commencement of development on 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 the provision of services in the area which will facilitate the proposed development.

- 13 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Dodder Valley Catchment Drainage Improvement Works in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

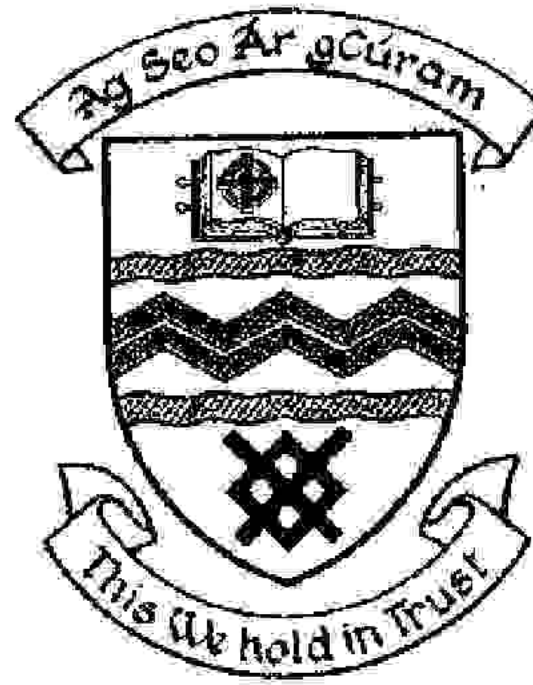
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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Applications/Registry/Appeals
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Town Centre, Tallaght,
Dublin 24.

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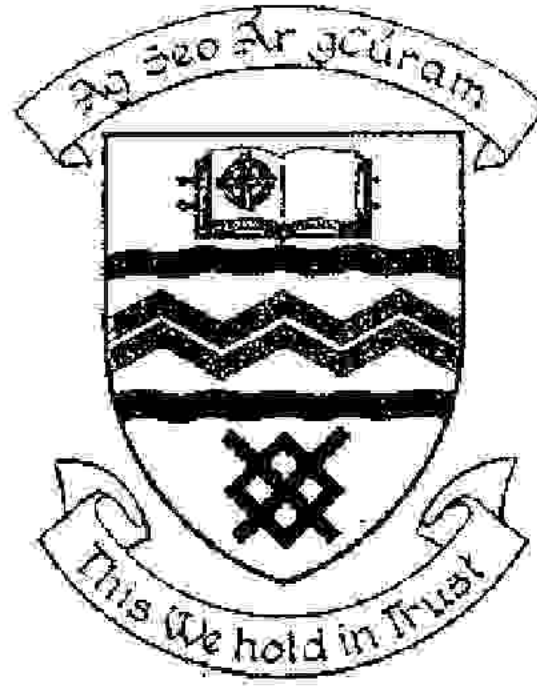
that is proposed to be incurred by the Council on the provision of services in the area which will facilitate the proposed development.

- (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.
- (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.

.....06/09/01
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1698	Date of Decision 31/07/2000
Register Reference S00A/0037	Date: 27/01/00

Applicant Capel Developments Ltd.,

Development Proposed new business park development consisting of 3 levels of parking (21,673 m.sq.), 2 main blocks, of 5 storeys and 6 storeys of office space (29,968 m.sq.) with landscaped internal courtyards and roofscape, linked together with a central circulation tower housing cafe/restaurant and creche to facilitate the office based industries ie. data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, publishing and telemarketing, with ancillary site development work, landscaping, new boundaries and entrance road from Holly Road.

Location M50/N7 Red Cow Roundabout with entrance from Holly Road.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /01/06/2000

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.

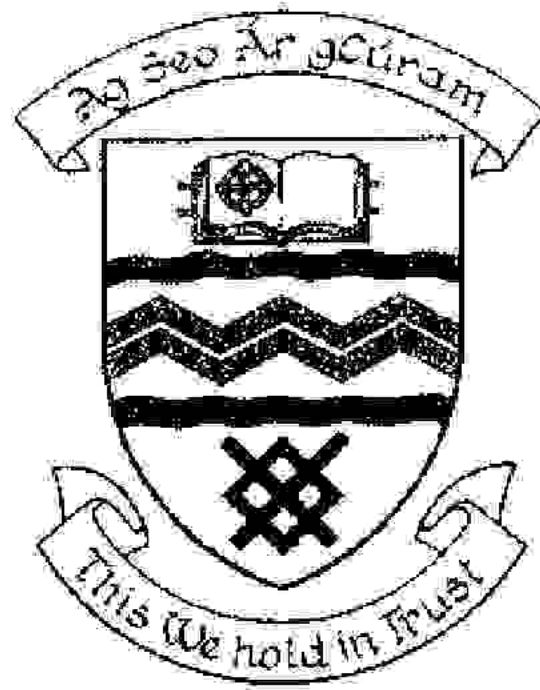
Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Kenny & Associates,
The Meadows,
Clonsilla,
Dublin 15.

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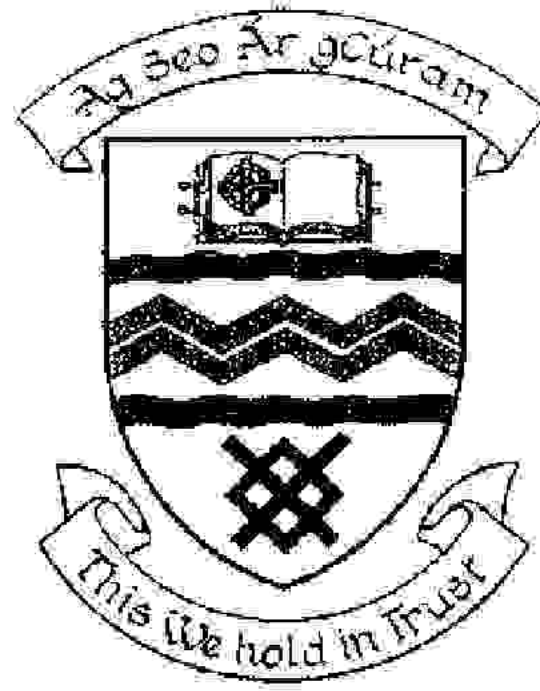
REG REF. S00A/0037

..... *MJ* 31/07/00
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 as amended by Additional Information lodged on the 01/06/00, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In addition to the requirement 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 area, 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

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- 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) Permanent ventilation to the outer air shall be provided in the offices and internal rooms.

REASON:

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

- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 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.

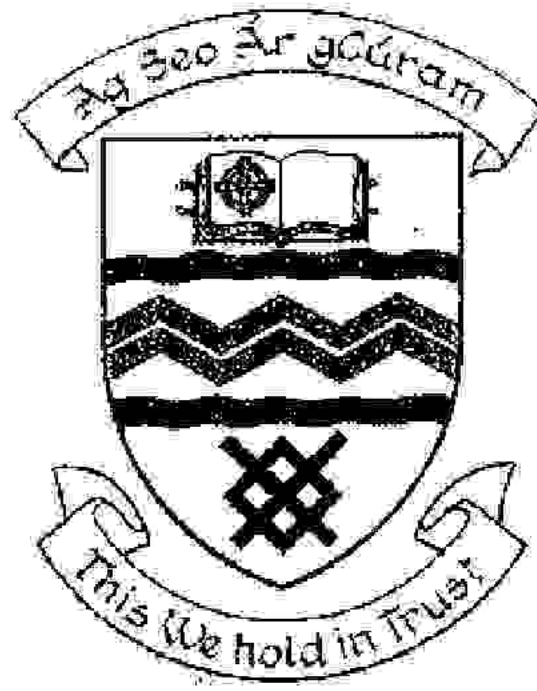
- 6 Details of landscaping plan shall be discussed and agreed with the County Council Parks Department prior to commencement of site works.

REASON:

In the interests 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 County Council.

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- No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.
- Developer to ensure full and complete separation of foul and surface water systems.
- No building within 5m of public sewer or sewer with potential to be taken in charge.
- 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.
- All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharge to the public sewer.
- The maximum surface water discharge from the site shall be restricted to 6 litres per second per hectare. Adequate storage for excess volumes generated during storms shall be provided on applicants site. Storage shall be designed and constructed so as not to allow flooding of any buildings.
- All surface water runoff from truck parking/ marshalling areas shall be routed via a suitable petrol/oil/diesel interceptor before discharging to the public sewer.
- All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
- Prior to the commencement of the works, developer shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01)4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- 24 hour storage per unit shall be provided.
- No building to lie within 5m of watermains less than

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225mm diameter and within 8m of watermains greater than 225mm diameter.

- Applicant to install balancing tanks and booster pumps on rising main to the upper storeys of the development.
- The temporary connection during the construction period is to be metered for water charges for the duration of construction. The meter and connection are to be installed at the applicant's expense.

REASON:

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

- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 9 All excess excavated material shall be removed from the site and shall be deposited to the satisfaction of the Planning Authority in accordance with details to be agreed with the Planning Authority.

REASON:

In the interests of amenity.

- 10 Details of external colour finishes and material shall be lodged for the written agreement of the Planning Authority prior to the commencement of development of the site.

REASON:

In the interests of visual amenity.

- 11 Prior to the use of any part of the development planning permission shall be sought and obtained which will indicate the proportion of the floor space which shall be used for manufacturing, research and development, laboratories and ancillary offices together with full details of the allocated loading bays, service lifts, laboratory ventilation etc.

REASON:

In order to control the use of the proposed development and

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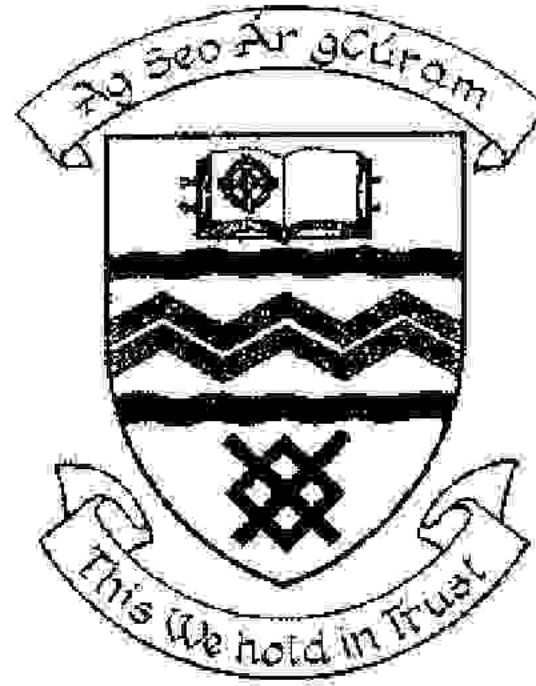
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to ensure compliance with the zoning objectives for the area.

- 12 Prior to commencement of development on the site full details of site boundary treatment shall be lodged and agreed with the Planning Authority.
REASON:
In the interests of visual amenity.
- 13 The car parking areas indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.
REASON:
In the interest of the proper planning and development of the area.
- 14 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 parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 15 Prior to commencement of any development of the site or within 6 months of the date of this decision whichever is the earlier, the developer shall submit the following to the Planning Authority for written agreement:-
- the road reservation for the Naas Road/M50 interchange does not coincide exactly with the requirements of the Roads Department. A slightly greater amount of land is required. This varies from one metre at the western end of the site to four metres at the eastern end. The layout is such that there is a landscaped area at the eastern end but some interference with the parking layout will be required at the western end. The provision of the correct reservation will result in the pedestrian/cyclist access to the Naas Road having to be shifted. The developer shall submit revised drawings to be agreed with the Roads Department and submitted for the written agreement of the Planning Department prior to commencement of development.

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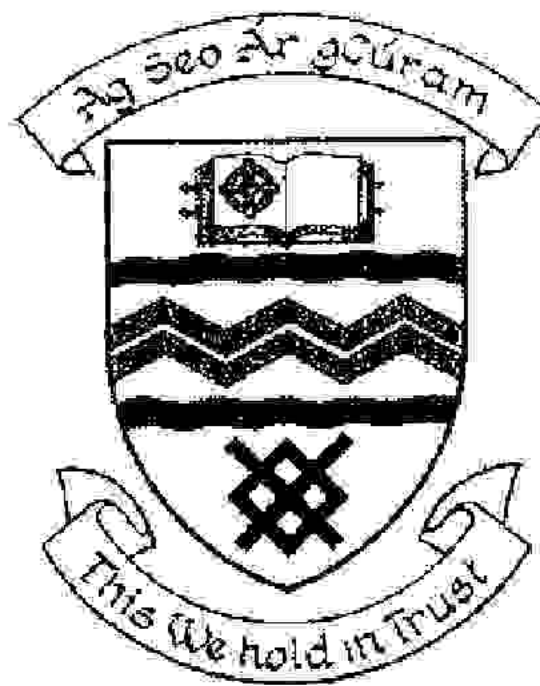
- The developer shows on the drawings submitted a possible future access point to County Council land to the west of the site. However, this possible access is via an aisle width of six metres between two ranks of parked cars. Roads Department would require a more definite road rather than a parking aisle with less parking (one side at most) and the provision of a footpath. The developer shall submit revised drawings to be agreed with the Roads Department and submitted for the written agreement of the Planning Authority prior to commencement of development.
- Cycle parking shall be provided as per the drawings submitted by way of additional information.

REASON:

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

- 16 That the Mobility Management Plan as submitted by way of additional information lodged on 01/06/00 is implemented.
- Changing and showering facilities shall be provided as per plans attached (Dwg. No. 9805-P-102).
 - Details of the pedestrian access to the Naas Road shall be agreed with the Roads Department prior to commencement of works.
 - (i) Details of the pedestrian walkway to be provided as far as the site entrance at Holly Road to be agreed in writing with the Roads Department prior to commencement of works.
 - (ii) Details of the cycle access to the Naas Road to be agreed in writing with the Roads Department prior to commencement of works.
 - (iii) Details of the bus bays and associated shelters to be agreed in writing with the Roads Department prior to commencement of works.
 - (iv) Details of speed ramps and speed tables in the development to be agreed in writing with the Roads Department prior to commencement of works.
 - (v) Further details to be submitted to the Planning Authority on 'car sharing register', and provision of preferential reserved parking for those on the register.
 - (vi) Further details to be submitted and agreed in

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writing to the Planning Department on the workers shuttle bus service to the Mangor Road (route of proposed QBC) and the local population centres, including Clondalkin and Ballyfermot. Details shall include hours of operation, capacity and also commitment to provision of this facility in line with the required capacity at no cost to the public transport provider.

(vii) Further details to be submitted on the bus service to the rail station at Park West. Details shall include hours of operation, capacity etc. and also commitment to provision of this facility in line with required capacity at no cost to the public transport provider.

(viii) Details of the proposed management company to be set up shall be agreed in writing with the Planning Authority prior to commencement of any works on site. A management company in perpetuity shall be responsible for the carrying out, monitoring and reviewing of the Mobility Management Plan, and all items listed above.

The Mobility Management Plan shall be reviewed on completion of the first two years of operation. All details and amendments to the plan shall be agreed in writing with the Planning Authority.

REASON:

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

- 17 That a financial contribution in the sum of £329,414 (three hundred and twenty nine thousand four hundred and fourteen pounds) EUR 418,269 (four hundred and eighteen thousand two hundred and sixty nine 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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- 18 That a financial contribution in the sum of £629,328 (six hundred and twenty nine thousand three hundred and twenty pounds) EUR 799,081 (seven hundred and ninety nine thousand and eighty one 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.

- 19 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £40,000 (forty thousand pounds) EUR 50,000 (fifty thousand euros) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

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

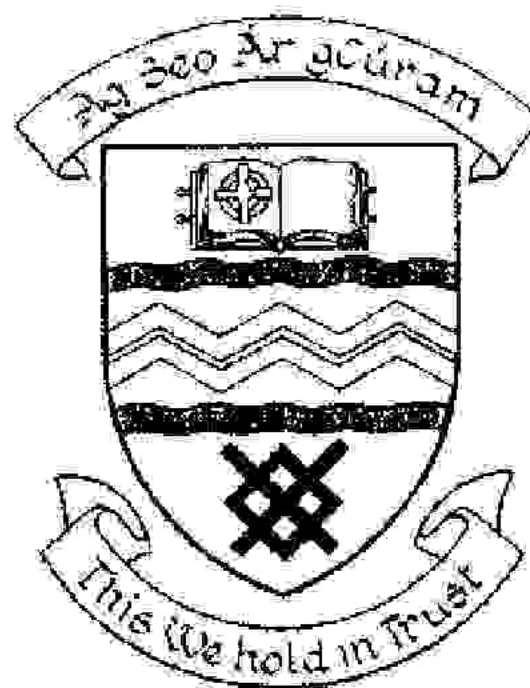
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0037	
1. Location	M50/N7 Red Cow Roundabout with entrance from Holly Road.		
2. Development	Proposed new business park development consisting of 3 levels of parking (21,673 m.sq.), 2 main blocks, of 5 storeys and 6 storeys of office space (29,968 m.sq.) with landscaped internal courtyards and roofscape, linked together with a central circulation tower housing cafe/restaurant and creche to facilitate the office based industries ie. data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, publishing and telemarketing, with ancillary site development work, landscaping, new boundaries and entrance road from Holly Road.		
3. Date of Application	27/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 01/06/2000 2.
4. Submitted by	Name: Kenny & Associates, Address: The Meadows, Clonsilla,		
5. Applicant	Name: Capel Developments Ltd., Address: Unit 66, Western Park Business Centre, Ballymount Road, Dublin 12.		
6. Decision	O.C.M. No. 1698 Date 31/07/2000	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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0037	
1. Location	M50/N7 Red Cow Roundabout with entrance from Holly Road.		
2. Development	Proposed new business park development consisting of 3 levels of parking (21,673 m.sq.), 2 main blocks, of 5 storeys and 6 storeys of office space (29,968 m.sq.) with landscaped internal courtyards and roofscape, linked together with a central circulation tower housing cafe/restaurant and creche to facilitate the office based industries ie. data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, publishing and telemarketing, with ancillary site development work, landscaping, new boundaries and entrance road from Holly Road.		
3. Date of Application	27/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kenny & Associates, Address: The Meadows, Clonsilla,		
5. Applicant	Name: Capel Developments Ltd., Address: Unit 66, Western Park Business Centre, Ballymount Road, Dublin 12.		
6. Decision	O.C.M. No. 0591 Date 23/03/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0591	Date of Decision 23/03/2000
Register Reference S00A/0037	Date: 27/01/00

Applicant
Development

Capel Developments Ltd.,
Proposed new business park development consisting of 3 levels of parking (21,673 m.sq.), 2 main blocks, of 5 storeys and 6 storeys of office space (29,968 m.sq.) with landscaped internal courtyards and roofscape, linked together with a central circulation tower housing cafe/restaurant and creche to facilitate the office based industries ie. data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, publishing and telemarketing, with ancillary site development work, landscaping, new boundaries and entrance road from Holly Road.

Location M50/N7 Red Cow Roundabout with entrance from Holly Road.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/01/00 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:

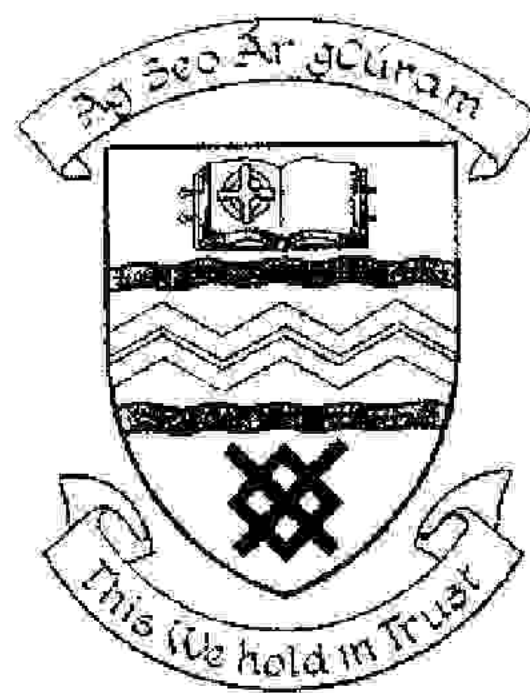
- 1 The applicant is requested to submit a Mobility Management plan which clearly indicates a commitment to maximising use of public transport links as an alternative to the private car thereby reducing commuter travel. The applicant should also provide a revised Traffic Impact Assessment which is based on future growth of development in the area and subsequently on the local network. The applicant is advised to contact the Dublin Transportation Office prior to submission of this information.

Kenny & Associates,
The Meadows,
Clonsilla,
Dublin 15.

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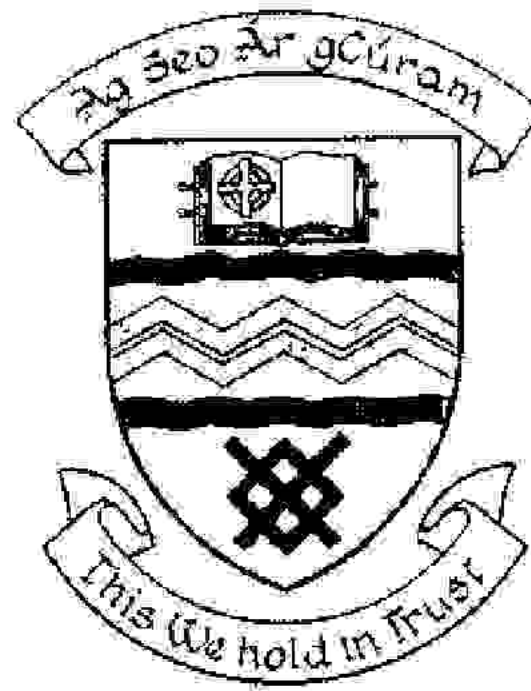
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- 2 The applicant is requested to submit a detailed photo montage study of the development, as viewed from all adjacent public roads. Particular attention should be given to views from areas of public open space to the south west of the Nangor Road/M50 bridge.
- 3 The applicant is advised that the details submitted in O'Connor Sutton Cronin report dated the 24th January 2000 do not agree with details on drawing numbers K48/03 and K48/05. The applicant is to submit full details of proposed drainage, including long sections, pipe sizes, gradients, cover, invert levels, and attenuation design including total storage volume to be provided. The applicant is proposing attenuation by means of oversized pipes, 3 no. 600mm diameter. Details of manholes to be submitted. Applicant should consider using single equivalent or greater diameter oversized pipes rather than 3 no. 600mm pipes.
- 4 The applicant is proposing to connect to sewer not yet taken in charge. Written evidence of permission to connect to this private sewer is required.
- 5 The applicant is advised that no building is permitted within 5m of public sewer or sewer with potential to be taken in charge.
- 6 The applicant shall submit a watermain layout drawing, indicating proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.
- 7 The applicant is requested to show how the proposed development will relate to the proposed future improvements at the Naas Road/M50 interchange. In this regard the applicant is advised to consult with the Roads Department, South Dublin County Council.
- 8 The applicant is requested to submit a revised site layout plan showing adequate provision in the proposed development for future access to the land adjoining the west of the site. The correct reservations for the M50/N7 interchange shall be shown on the revised plan as the setback from the

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REG. REF. S00A/0037

existing boundary wall at its western extremity is one metre short.

- 9 Full details of the proposed cycle facilities are required, including the number of covered and uncovered cycle parking spaces, showering and locker facilities.

Signed on behalf of South Dublin County Council

f-ur
.....
for Senior Administrative Officer

23/03/00