

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0863/C1	
1. Location	Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).		
2. Development	Development of an Industrial Enterprise Centre of approximately 19,000 sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway). Compliance re Condition number 7		
3. Date of Application	26/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Muir Associates, Address: 17 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Bymac Project Managers, Address: S.M.B. Construction Ltd., 5A Brookfield Terrace, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 1587 Date 19/07/2000	Effect CR COMPLIANCE NOT ACCEPTABLE	
7. Grant	O.C.M. No. Date	Effect CR COMPLIANCE NOT ACCEPTABLE	
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.

REG. REF. : S99A/0863/C1

DATE : 20.07.2000

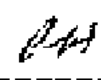
RE: Development of an Industrial Enterprise Centre of approximately 19,000sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway) for Bymac Project Managers. Compliance re. Condition No. 7.

Dear Sir/Madam,

I refer to your submission received on 26.04.2000 to comply with Condition No. 7 of Grant of Permission Order No. 0664, dated 30.03.2000, in connection with the above.

In this regard I wish to inform you that the information submitted only partly complies with Condition No. 7. Whilst the landscaping proposals are considered to comply with Condition No. 7, in order for the Planning Authority to fully assess the boundary treatments proposed the applicant needs to submit further information regarding details of the boundary treatment including the proposed height, colour and materials to be used in a wall/railing boundary.

Yours faithfully,



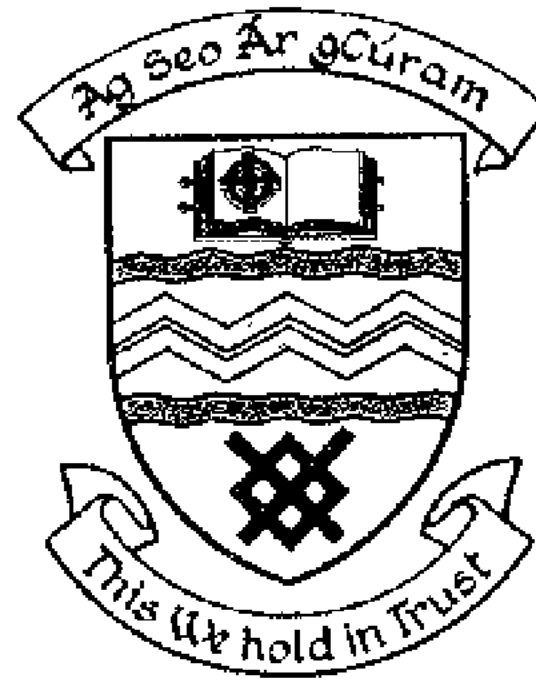
for Senior Administrative Officer

Muir Associates,
17 Fitzwilliam, Place,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0863	
1. Location	Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).		
2. Development	Development of an Industrial Enterprise Centre of approximately 19,000 sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).		
3. Date of Application	03/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Muir Associates, Address: 17 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Bymac Project Managers, Address: S.M.B. Construction Ltd., 5A Brookfield Terrace, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0357 Date 18/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 664 Date 30/03/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	

12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar	 Date	 Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Dublin 24

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Muir Associates,
17 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 664	Date of Final Grant 30/03/2000
Decision Order Number 0357	Date of Decision 18/02/2000
Register Reference S99A/0863	Date 03/12/99

Applicant Bymac Project Managers,

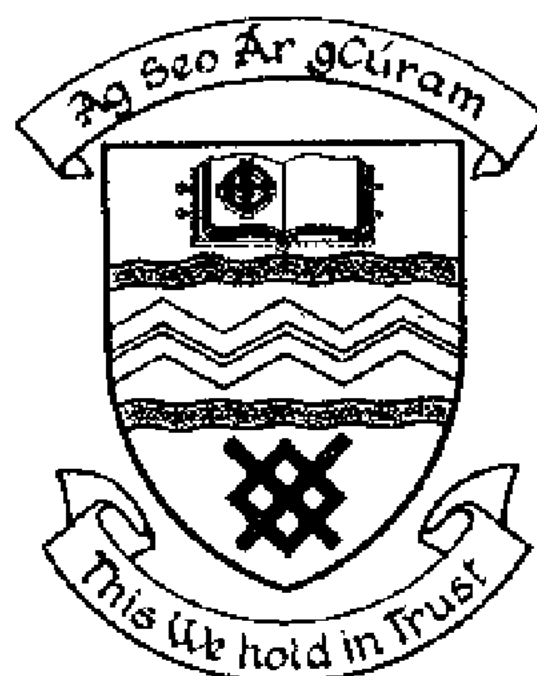
Development Development of an Industrial Enterprise Centre of approximately 19,000 sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).

Location Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).

Floor Area 19012.00 Sq Metres
Time extension(s) up to and including 21/02/2000
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (30) Conditions.

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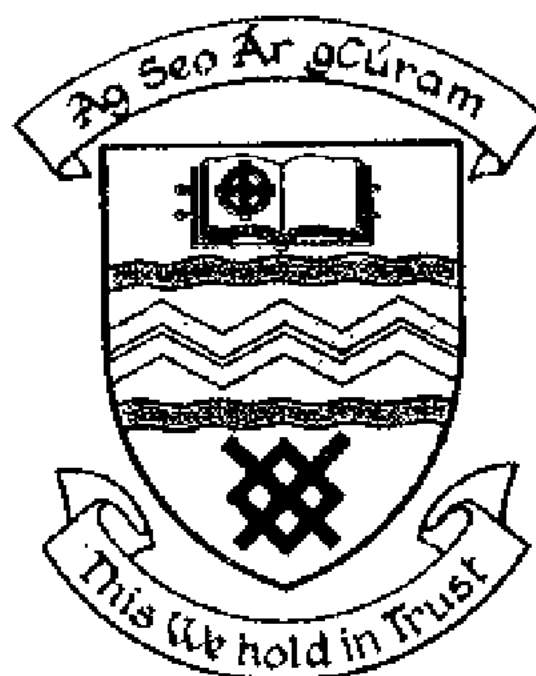
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Conditions and Reasons

- 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 23/12/99, 31/01/00, 01/02/00 and 08/02/00, 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 no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 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 car parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 5 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.
- 6 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.
- 7 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to the M50, through adequate landscaping,

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screening of open areas and treatment of all site boundaries. Prior to the commencement of works on site, the developer is to agree with the Parks and Landscapes Services Department and submit to the Planning Department a detailed landscape plan with full works specification for written agreement. This plan is to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting. Details of the boundary treatment must include the proposed height, colour and materials to be used in a wall/railing boundary. The developer shall also be required to submit a timescale for the implementation of the landscaping scheme proposed. These works are to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge, available from the Parks and Landscape Services Department.

REASON:

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

- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 9 Notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994 as amended, no advertising sign shall be erected on the west elevations of the proposed premises which could be visible from the M50 and any other signage, except that which is exempted development, shall require a grant of permission by the Planning authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

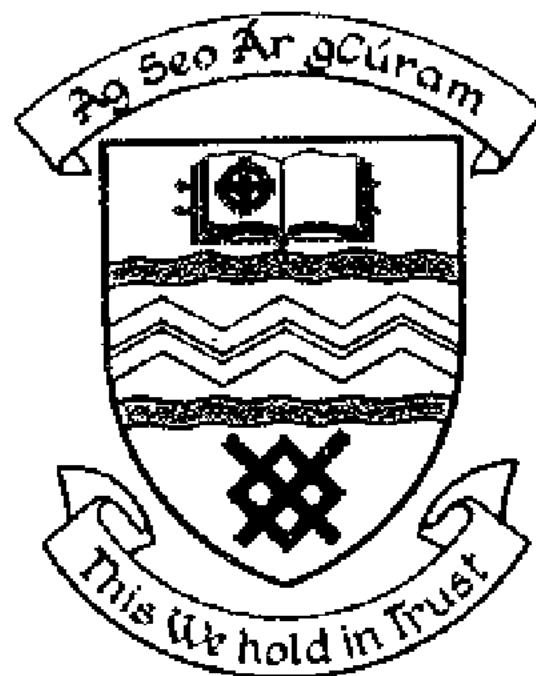
- 10 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

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

- 11 Kerb radius and back of footpath/boundary radius at the junction of Oak Drive and the main access road to be increased to the requirements of the Roads Department in

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order to accommodate HGV's turning and sight distance requirements.

REASON:

In the interest of the proper planning and development.

- 12 A mini-roundabout shall be provided at the junction of the main access road and the estate spine road as detailed on drawing No. D1219-40 Rev B received as unsolicited additional information 08/02/00.

REASON:

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

- 13 The front boundary on Oak Road shall be set back 4 metres from the existing kerb and a 1.5 metre footpath should be provided. A 10 metre radius kerb is required at the junction of Oak Road and Oak Drive.

REASON:

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

- 14 No building shall be located within 5m of public sewer or sewer with potential to be taken in charge.

REASON:

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

- 15 The applicant to ensure full and complete separation of foul and water systems

REASON:

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

- 16 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.

REASON:

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

- 17 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 1987-1990.

REASON:

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

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- 18 All surface water runoff from the truck parking/marshalling areas shall be routed via an adequately sized petrol/oil/diesel interceptor before discharging to the public sewer.

REASON:

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

- 19 Applicant to revise watermain layout to indicate the following:-

- (a) Fire mains to be in accordance with Part B of the 1997 Building Regulations. In addition, applicant to note that no part of perimeter of the buildings to be more than 46m from a fire hydrant.
- (b) Spur mains off proposed 150mm spine main to be valved. Looped mains to return to spur downstream of a valve.
- (c) Fire mains with 2 or more hydrants to be 150mm in diameter.
- (d) No building to be within 5m of a watermain.
- (e) All mains to be laid in public space to ensure accessibility for maintenance.

REASON:

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

- 20 A chambered bulk meter to be installed on the proposed 150mm spine main at the proposed point of connection to the public main by South Dublin County Council at the applicants prior expense.

REASON:

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

- 21 Each unit to have a separate metered supply. Meters to be installed by South Dublin County Council at the applicants prior expense.

REASON:

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

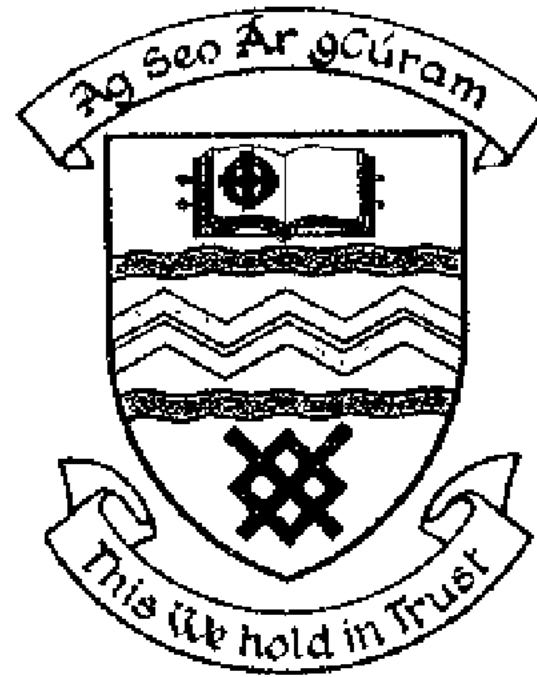
- 22 24 hour storage to be provided to each unit.

REASON:

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

- 23 Applicant to install a balancing tank and booster pumps to rising mains to units exceeding 2 storeys to ensure adequate service pressure to upper storeys.

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REASON:

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

- 24 All connections, swabbing, chlorination by South Dublin County Council at the applicants prior expense.

REASON:

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

- 25 Applicant to submit and agree a revised watermain layout with the Area Engineer and Leakage Engineer, Deansrath Depot (tel. 4570784) prior to the commencement of the works.

REASON:

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

- 26 That a financial contribution in the sum of £153,488 (one hundred and fifty three thousand four hundred and eighty eight pounds) EUR 194,889 (one hundred and ninety four thousand eight hundred and eighty 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:

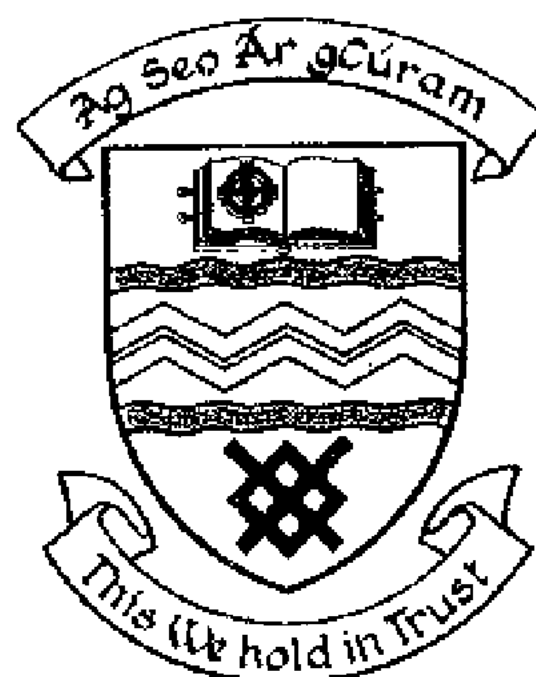
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 27 That a financial contribution in the sum of £399,252 (three hundred and ninety nine thousand two hundred and fifty two pounds) EUR 506,945 (five hundred and six thousand nine hundred and forty five 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.

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- 28 That prior to the commencement of construction of proposed blocks F, G and H the applicant shall submit a mobility management plan for the written agreement of the Planning Authority. This should be developed to limit the reliance on private vehicular transport and to maximise available public transport links to access the site. It should also include the provision of dedicated car-sharing parking spaces, cycle parking and associated changing facilities and a commitment to on-going provision of public transport information.

REASON:

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

- 29 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 30 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security in the sum of £63,000 (sixty three thousand pounds) EUR79993 (seventy nine thousand nine hundred and ninety three euros) to secure the provision and satisfactory completion of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

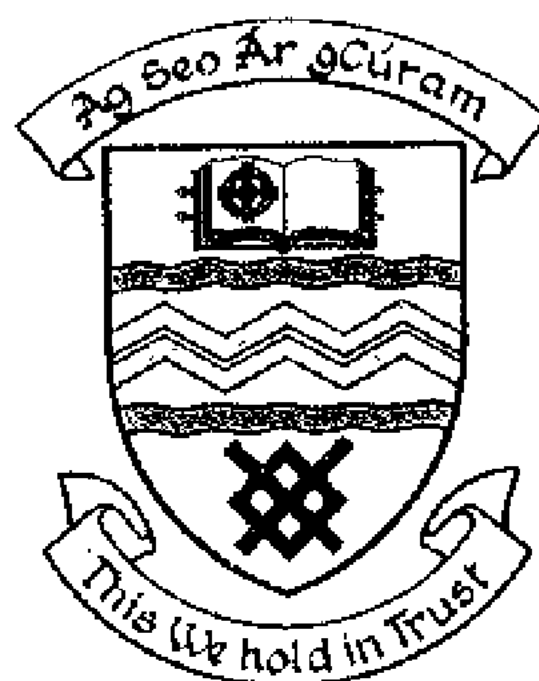
To ensure the satisfactory completion of the development.

- (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.

REG REF. S99A/0863

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Pauline Conboy...31/03/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0863	
1. Location	Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).		
2. Development	Development of an Industrial Enterprise Centre of approximately 19,000 sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).		
3. Date of Application	26/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Muir Associates, Address: 17 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Bymac Project Managers, Address: S.M.B. Construction Ltd., 5A Brookfield Terrace, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0357 Date 18/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 664 Date 30/03/2000	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.

REG. REF. : S99A/0863/C3

DATE : 10.01.2001

RE: Development of an Industrial Enterprise Centre of approximately 19,000sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway) for Bymac Project Managers. Compliance re. Condition No. 28.

Dear Sir/Madam,

I refer to your submission received on 28.08.2000 to comply with Condition No. 28 of Grant of Permission Order No. 0664, dated 30.03.2000, in connection with the above.

In this regard I wish to inform you that it is considered that the details submitted do not provide adequate specific commitments to ensure the achievements of the projected modal split. In particular the applicant is requested to note the comments of the Dublin Transportation Office (Report attached).

Although compliance with all rules and guidelines relating to the management of the proposed development (including a Mobility Management Plan) has been tied into all purchases of units, the content of the document titled 'Commuter Strategy Plan' does not seem sufficiently binding on these purchasers to ensure the development of an effective mobility management plan'.

The applicant is requested to submit revised proposals that satisfactorily address the deficiencies identified above. In this regard a copy of the relevant correspondence received from the Dublin Transportation Office is enclosed for information.

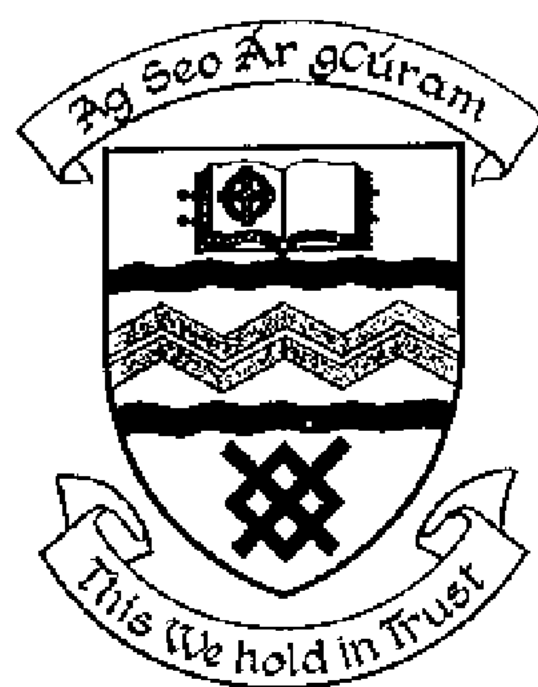
Yours faithfully,



for Senior Administrative Officer

Muir Associates,
17 Fitzwilliam, Place,
Dublin 2.

**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 0357	Date of Decision 21/02/2000
Register Reference S99A/0863	Date: 03/12/99

Applicant Bymac Project Managers,

Development Development of an Industrial Enterprise Centre of approximately 19,000 sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).

Location Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).

Floor Area Sq Metres

Time extension(s) up to and including 21/02/2000

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.

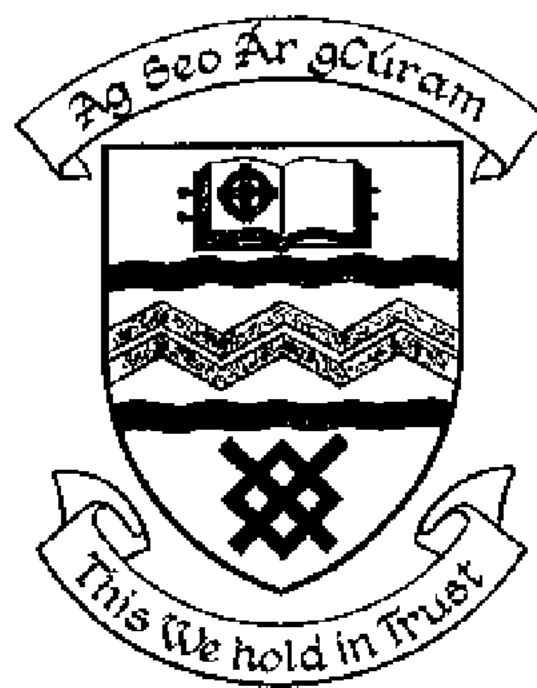
Subject to the conditions (30) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Muir Associates,
17 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S99A/0863

..... 21/02/00
for SENIOR ADMINISTRATIVE OFFICER

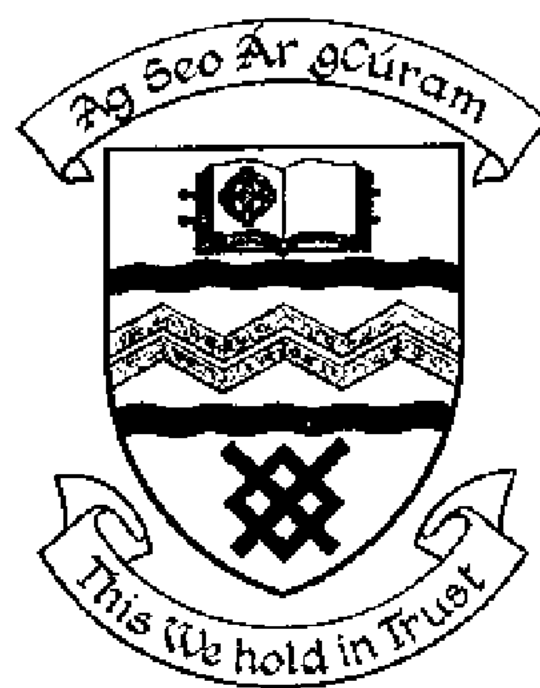
Conditions and Reasons

- 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 unsolicited additional information received 23/12/99, 31/01/00, 01/02/00 and 08/02/00, 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 no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 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 car parking and landscaping as shown on lodged plans.

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REG. REF. S99A/0863

REASON:

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

- 5 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.

- 6 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.

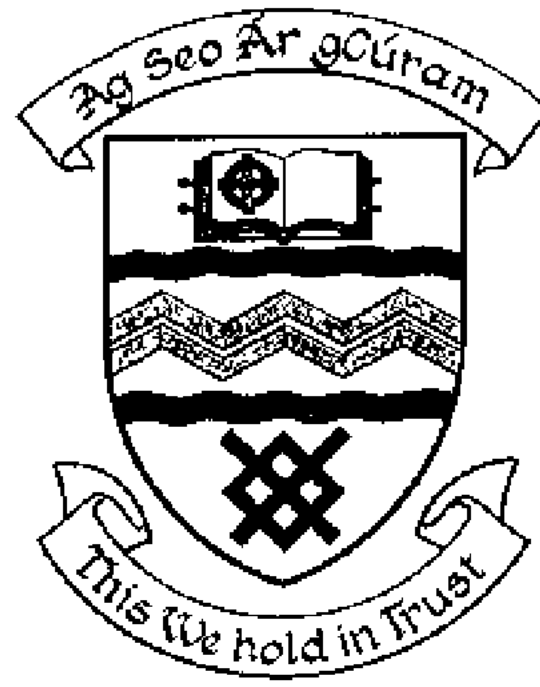
- 7 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to the M50, through adequate landscaping, screening of open areas and treatment of all site boundaries. Prior to the commencement of works on site, the developer is to agree with the Parks and Landscapes Services Department and submit to the Planning Department a detailed landscape plan with full works specification for written agreement. This plan is to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting. Details of the boundary treatment must include the proposed height, colour and materials to be used in a wall/railing boundary. The developer shall also be required to submit a timescale for the implementation of the landscaping scheme proposed. These works are to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge, available from the Parks and Landscape Services Department.

REASON:

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

- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to

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be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 9 Notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994 as amended, no advertising sign shall be erected on the west elevations of the proposed premises which could be visible from the M50 and any other signage, except that which is exempted development, shall require a grant of permission by the Planning authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

- 10 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

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

- 11 Kerb radius and back of footpath/boundary radius at the junction of Oak Drive and the main access road to be increased to the requirements of the Roads Department in order to accommodate HGV's turning and sight distance requirements.

REASON:

In the interest of the proper planning and development.

- 12 A mini-roundabout shall be provided at the junction of the main access road and the estate spine road as detailed on drawing No. D1219-40 Rev B received as unsolicited additional information 08/02/00.

REASON:

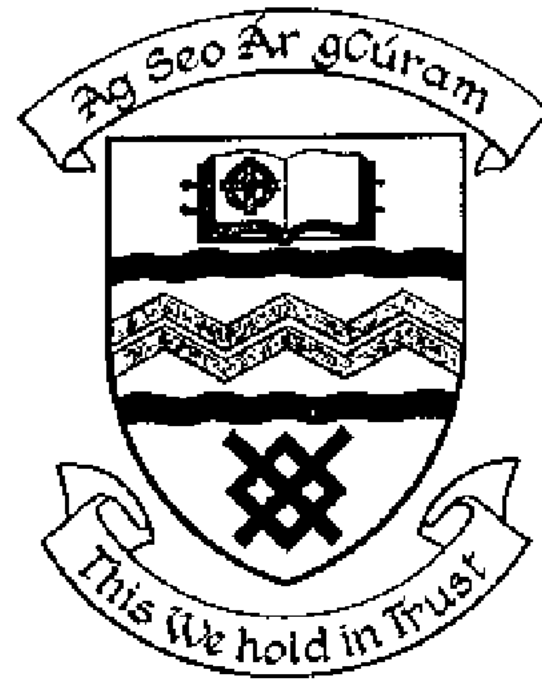
In the interest of the proper planning and development of the area.

- 13 The front boundary on Oak Road shall be set back 4 metres from the existing kerb and a 1.5 metre footpath should be provided. A 10 metre radius kerb is required at the

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junction of Oak Road and Oak Drive.

REASON:

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

- 14 No building shall be located within 5m of public sewer or sewer with potential to be taken in charge.

REASON:

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

- 15 The applicant to ensure full and complete separation of foul and water systems

REASON:

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

- 16 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.

REASON:

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

- 17 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 1987-1990.

REASON:

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

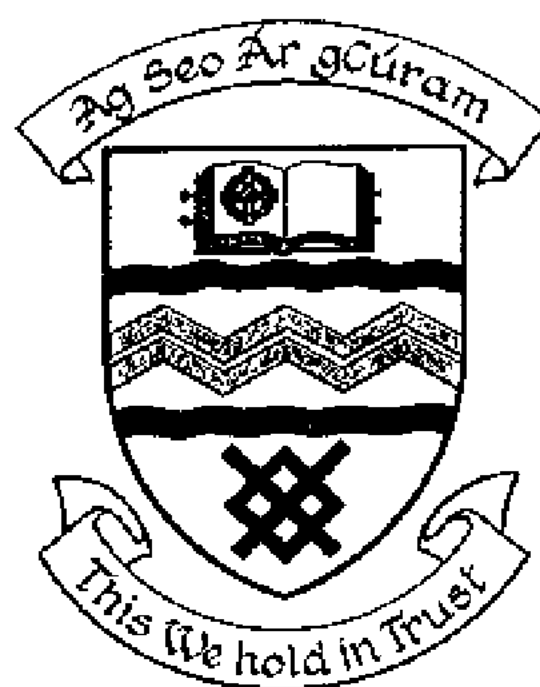
- 18 All surface water runoff from the truck parking/marshalling areas shall be routed via an adequately sized petrol/oil/diesel interceptor before discharging to the public sewer.

REASON:

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

- 19 Applicant to revise watermain layout to indicate the following:-

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- (a) Fire mains to be in accordance with Part B of the 1997 Building Regulations. In addition, applicant to note that no part of perimeter of the buildings to be more than 46m from a fire hydrant.
- (b) Spur mains off proposed 150mm spine main to be valved. Looped mains to return to spur downstream of a valve.
- (c) Fire mains with 2 or more hydrants to be 150mm in diameter.
- (d) No building to be within 5m of a watermain.
- (e) All mains to be laid in public space to ensure accessibility for maintenance.

REASON:

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

- 20 A chambered bulk meter to be installed on the proposed 150mm spine main at the proposed point of connection to the public main by South Dublin County Council at the applicants prior expense.

REASON:

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

- 21 Each unit to have a separate metered supply. Meters to be installed by South Dublin County Council at the applicants prior expense.

REASON:

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

- 22 24 hour storage to be provided to each unit.

REASON:

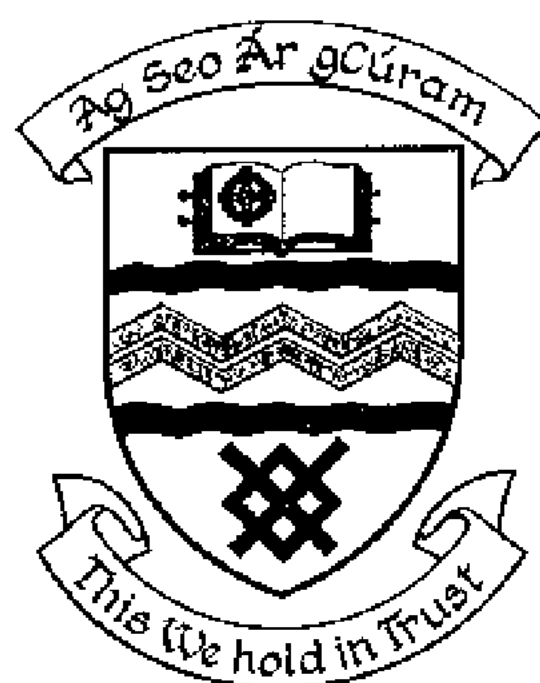
In the interest of the proper planning and development of the area.

- 23 Applicant to install a balancing tank and booster pumps to rising mains to units exceeding 2 storeys to ensure adequate service pressure to upper storeys.

REASON:

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

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- 24 All connections, swabbing, chlorination by South Dublin County Council at the applicants prior expense.

REASON:

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

- 25 Applicant to submit and agree a revised watermain layout with the Area Engineer and Leakage Engineer, Deansrath Depot (tel. 4570784) prior to the commencement of the works.

REASON:

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

- 26 That a financial contribution in the sum of £153,488 (one hundred and fifty three thousand four hundred and eighty eight pounds) EUR 194,889 (one hundred and ninety four thousand eight hundred and eighty 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:

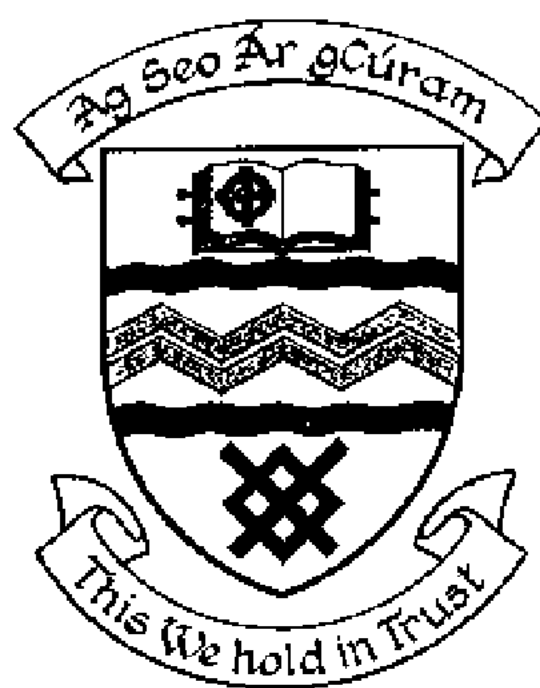
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 27 That a financial contribution in the sum of £399,252 (three hundred and ninety nine thousand two hundred and fifty two pounds) EUR 506,945 (five hundred and six thousand nine hundred and forty five 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.

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- 28 That prior to the commencement of construction of proposed blocks F, G and H the applicant shall submit a mobility management plan for the written agreement of the Planning Authority. This should be developed to limit the reliance on private vehicular transport and to maximise available public transport links to access the site. It should also include the provision of dedicated car-sharing parking spaces, cycle parking and associated changing facilities and a commitment to on-going provision of public transport information.

REASON:

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

- 29 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 30 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security in the sum of £63,000 (sixty three thousand pounds) EUR79993 (seventy nine thousand nine hundred and ninety three euros) to secure the provision and satisfactory completion of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

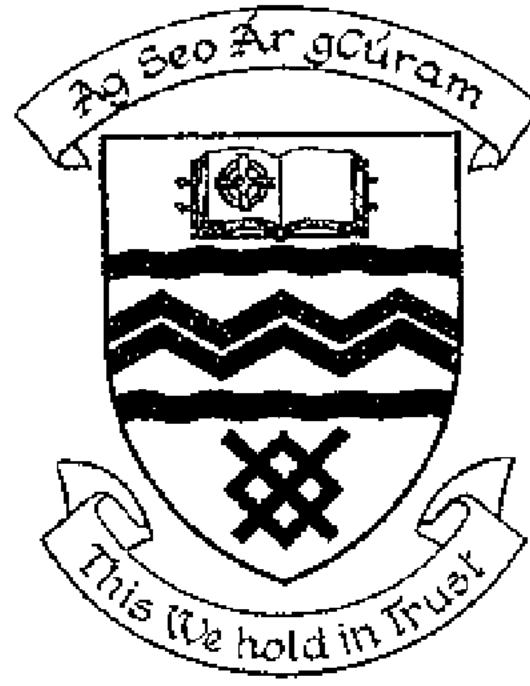
REASON:

To ensure the satisfactory completion of the development.

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

Decision Order Number 0187	Date of Decision 02/02/2000 <i>bn</i>
Register Reference S99A/0863	Date 03/12/99

Applicant Bymac Project Managers,
App. Type Permission
Development Development of an Industrial Enterprise Centre of approximately 19,000 sq. metres comprising of 70 units in 8 blocks as follows: 2 No. single storey blocks consisting of workspace/storage area with ancillary two storey office accommodation. 4 No. two storey blocks consisting of workspace/storage area with ancillary office accommodation. 2 No. three storey blocks consisting of workspace/storage area with ancillary office accommodation. All with associated car parking and service areas at Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).

Location Oak Road, Gallanstown, Dublin 12 (bounded by Oak Road, Oak Drive and the M50 motorway).

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 21/02/2000

Yours faithfully

PA
..... 02/02/00
for SENIOR ADMINISTRATIVE OFFICER

Muir Associates,
17 Fitzwilliam Place,
Dublin 2.