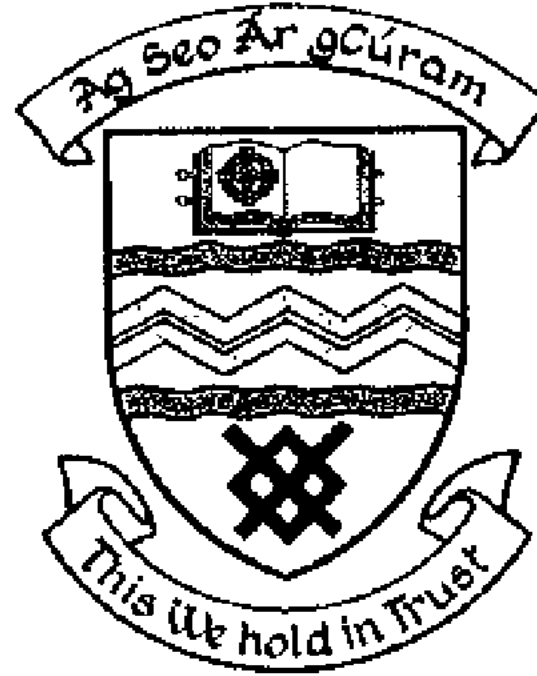


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0784	
1. Location	Bryan S. Ryan, Office Equipment Centre, Main Road, Tallaght, Dublin 24.		
2. Development	The demolition of an existing office/warehouse building, the refurbishment including a new facade of the existing office/show room building, the erection of a new warehouse/office building, the erection of new signage and associated site work.		
3. Date of Application	08/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Hamilton Young Lawlor Ellison Architects Address: 12 Terenure Road East, Rathgar,		
5. Applicant	Name: Enterprise Holdings, Address: Bryan S. Ryan Equipment Centre, Main Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2850 Date 21/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 211 Date 04/02/2000	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Hamilton Young Lawlor Ellison Architects
12 Terenure Road East,
Rathgar,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 211	Date of Final Grant 04/02/2000
Decision Order Number 2850	Date of Decision 21/12/1999
Register Reference S99A/0784	Date 08/11/99

Applicant Enterprise Holdings,

Development The demolition of an existing office/warehouse building, the refurbishment including a new facade of the existing office/show room building, the erection of a new warehouse/office building, the erection of new signage and associated site work.

Location Bryan S. Ryan, Office Equipment Centre, Main Road, Tallaght, Dublin 24.

Floor Area 2187.00 Sq Metres

Time extension(s) up to and including

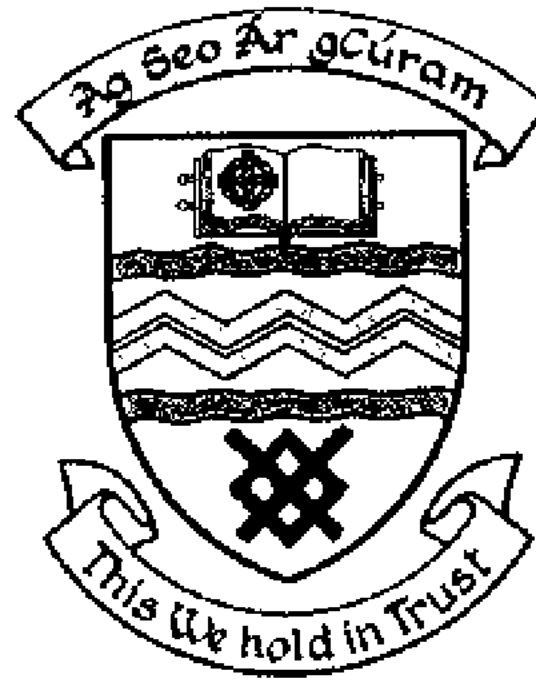
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S99A/0784

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That no industrial effluent be permitted without prior approval from the 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 visual amenity.
- 6 That no advertising sign other than those shown on the lodged plans or 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 The applicant shall submit full details of proposed surface water and foul drainage including pipe sizes, invert cover and invert levels up to and including connection to public sewer.
REASON:

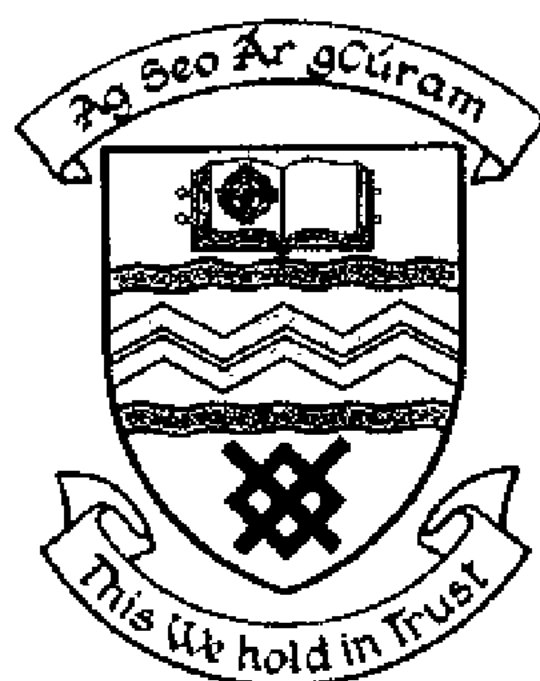
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S99A/0784

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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

- 8 The applicant shall submit details of proposed watermain layout including watermain size, material, sluice and air valves, meter and hydrants and proposed point of connection to existing watermain.

REASON:

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

- 9 That a financial contribution in the sum of £7,823 (seven thousand eight hundred and twenty pounds) EUR 9,933 (nine thousand nine hundred and thirty three 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.

- 10 That a financial contribution in the sum of £20,439 (twenty thousand four hundred and thirty nine pounds) EUR 25,952 (twenty five thousand nine hundred and fifty two 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.

- (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.

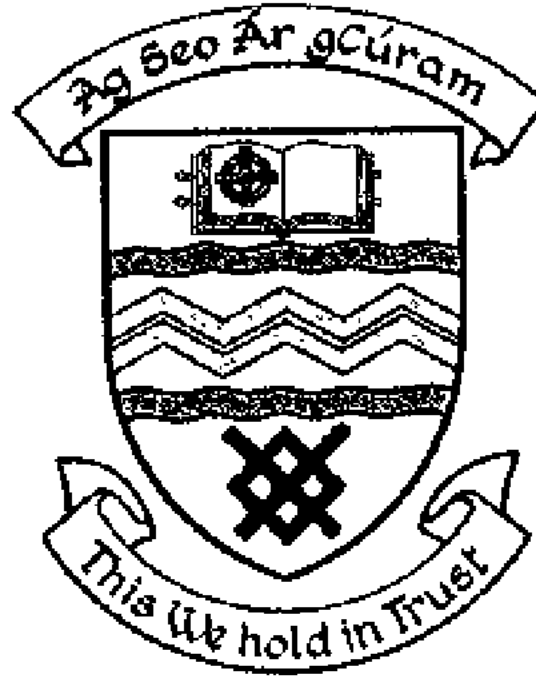
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S99A/0784

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

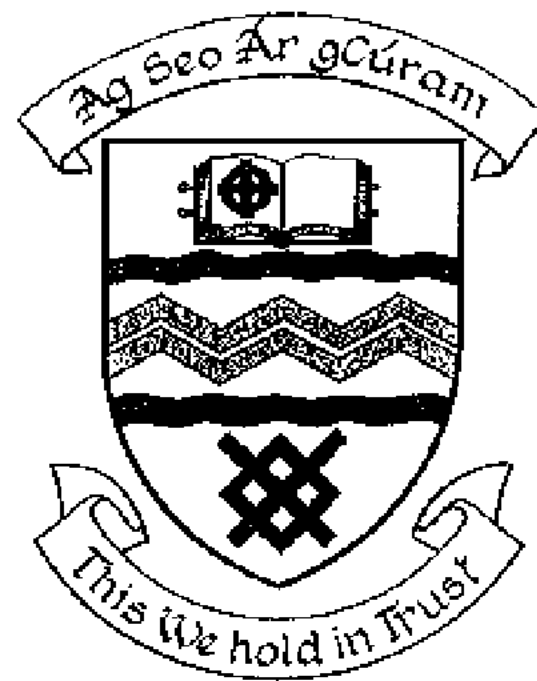
Telephone: 01-414 9230
Fax: 01-414 9104

-
- (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.

E. Bowler04/02/00
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

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

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

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

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

Decision Order Number 2850	Date of Decision 21/12/1999 <i>LA</i>
Register Reference S99A/0784	Date: 08/11/99

Applicant Enterprise Holdings,

Development The demolition of an existing office/warehouse building, the refurbishment including a new facade of the existing office/show room building, the erection of a new warehouse/office building, the erection of new signage and associated site work.

Location Bryan S. Ryan, Office Equipment Centre, Main Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

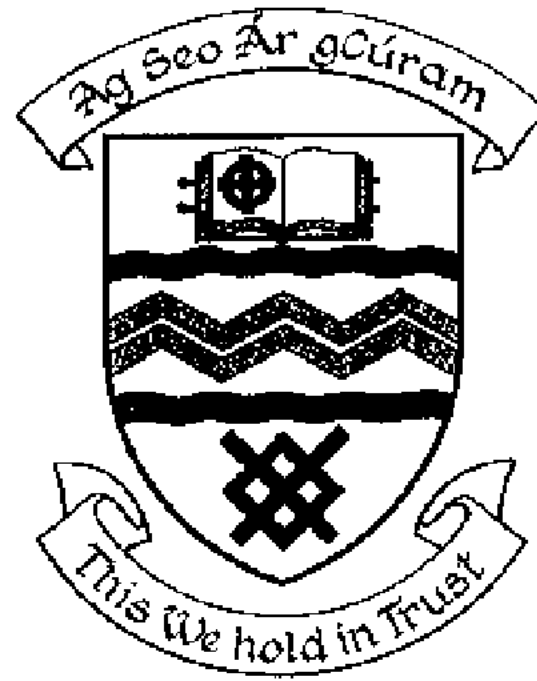
LM
..... 21/12/99
for SENIOR ADMINISTRATIVE OFFICER

Hamilton Young Lawlor Ellison Architects
12 Terenure Road East,
Rathgar,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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

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

REG REF. S99A/0784

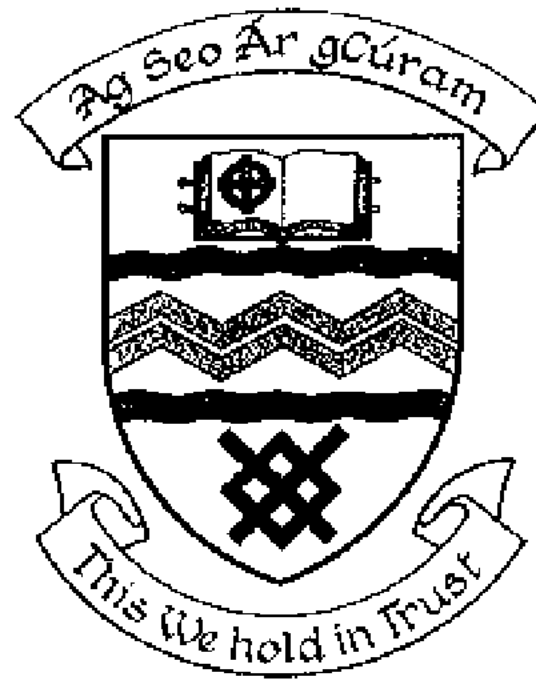
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That no industrial effluent be permitted without prior approval from the 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 visual amenity.
- 6 That no advertising sign other than those shown on the lodged plans or which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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

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

REG. REF. S99A/0784

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

- 7 The applicant shall submit full details of proposed surface water and foul drainage including pipe sizes, invert cover and invert levels up to and including connection to public sewer.

REASON:

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

- 8 The applicant shall submit details of proposed watermain layout including watermain size, material, sluice and air valves, meter and hydrants and proposed point of connection to existing watermain.

REASON:

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

- 9 That a financial contribution in the sum of £7,823 (seven thousand eight hundred and twenty pounds) EUR 9,933 (nine thousand nine hundred and thirty three 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:

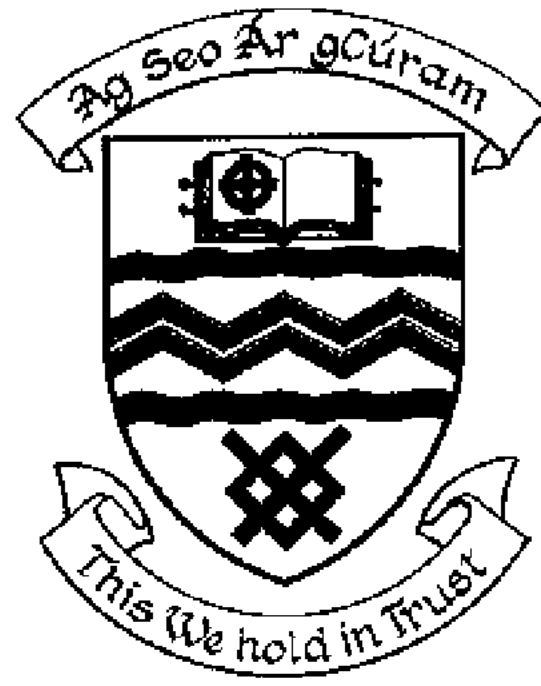
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of £20,439 (twenty thousand four hundred and thirty nine pounds) EUR 25,952 (twenty five thousand nine hundred and fifty two 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

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

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

REG REF. S99A/0784

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.