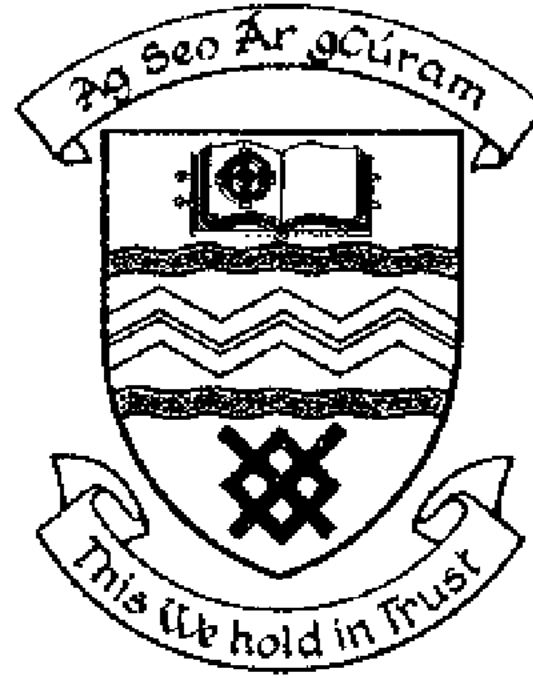


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0775	
1. Location	Unit 1, Airton Close, Tallaght Industrial Estate, Dublin 24.		
2. Development	4366(m2) telemarketing/sales/information technology/software development/data processing/light industrial in a four storey building over one floor of semi-basement carparking together with a second floor of basement carparking at a 0.8164 acre site.		
3. Date of Application	01/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Keogan Ryan Architects, Address: Park Court, 40 Main Street,		
5. Applicant	Name: AIB Custodial Nominees Ltd., Address: Percy Place, Dublin 4.		
6. Decision	O.C.M. No. 2863 Date 22/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 168 Date 31/01/2000	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
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Dublin 24

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Horan Keogan Ryan Architects,
Park Court,
40 Main Street,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 168	Date of Final Grant 31/01/2000
Decision Order Number 2863	Date of Decision 22/12/1999
Register Reference S99A/0775	Date 01/11/99

Applicant AIB Custodial Nominees Ltd.,

Development 4366(m2) telemarketing/sales/information technology/software development/data processing/light industrial in a four storey building over one floor of semi-basement carparking together with a second floor of basement carparking at a 0.8164 acre site.

Location Unit 1, Airton Close, Tallaght Industrial Estate, Dublin 24.

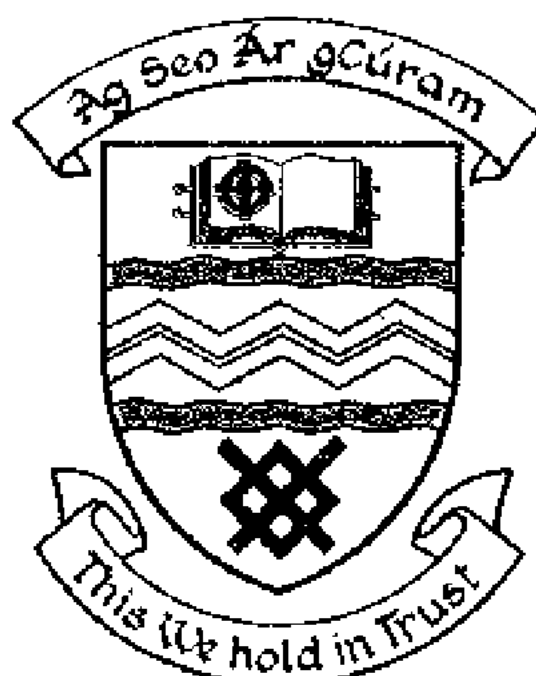
Floor Area 4366.00 Sq Metres

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 (9) Conditions.

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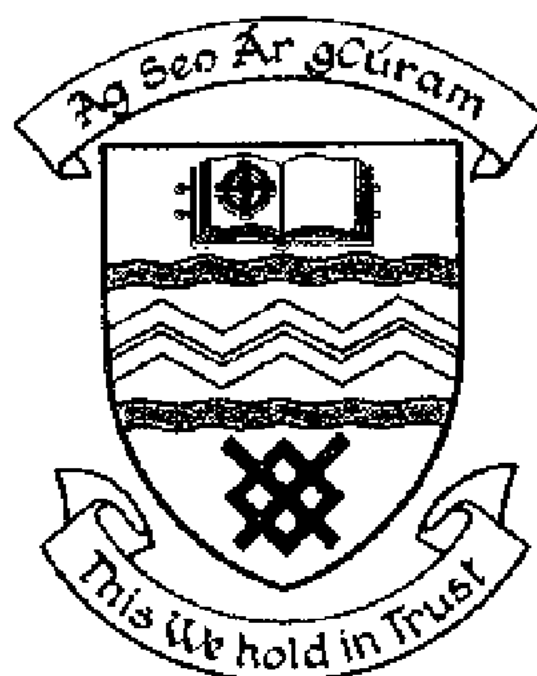
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Planning Authority.
 REASON:
 In the interest of health.
- 4 That off-street parking facilities be provided in accordance with the submitted plans.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 That no advertising sign other than those shown on the lodged plans or which are exempted development, without the prior approval of the Planning Authority.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 Details of the proposed first occupiers of the units and the specific uses they would carry out shall be submitted to and agreed by the Planning Authority before those intended occupiers taken up occupation.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 Foul Sewer:
 - (a) Prior to commencement of the site construction applicant shall submit full details of proposed internal drainage layout, including pipe sizes,

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- gradients, cover and invert levels, up to and including connection to public sewer.
- (b) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (c) All pipes shall be laid with a minimum cover of 1.2 in road, 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.
 - (d) Prior to construction a minimum set-back from basement car park to existing 450mm diameter foul sewer to be agreed with the Planning Authority.

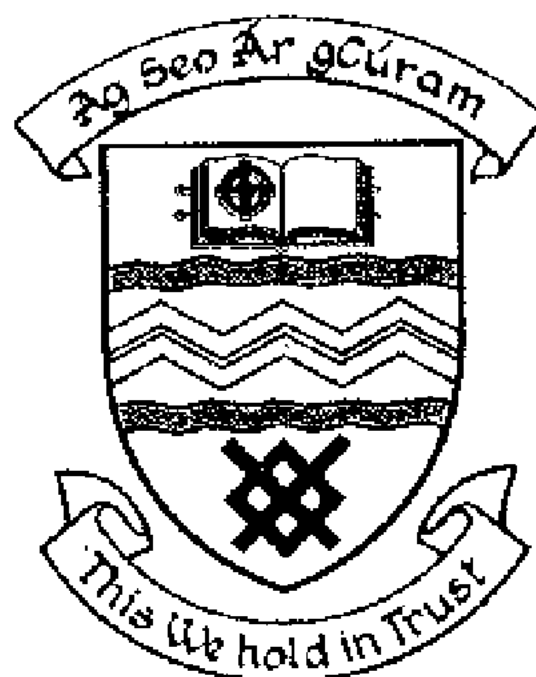
Surface Water Sewer

- (a) Prior to commencement of construction applicant shall submit full details of proposed internal drainage layout, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- (b) Applicant proposes installing a surface water pumping station. Prior to construction the applicant shall submit details of the station indicating an emergency backup pump and alarm system. The pumping station shall remain the responsibility of the applicant.
- (c) 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.
- (d) Applicant shall ensure full and complete separation of foul and surface water systems.

Water Supply:

- (a) Prior to the commencement of the works, the applicant 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.
- (b) Separate connection are required for the development. All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24-hour storage for development.

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- (c) Applicant may need to install balancing tanks and booster pumps on rising main to the top storey of 4 storey units. Details shall be agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 8 That a financial contribution in the sum of £49,896 (forty nine thousand eight hundred and ninety six pounds) EUR 63,355 (sixty three thousand three hundred and fifty five euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 9 That a financial contribution in the sum of £91,686 (ninety one thousand six hundred and eighty six pounds) EUR 116,417 (one hundred and sixteen thousand four hundred and seventeen euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

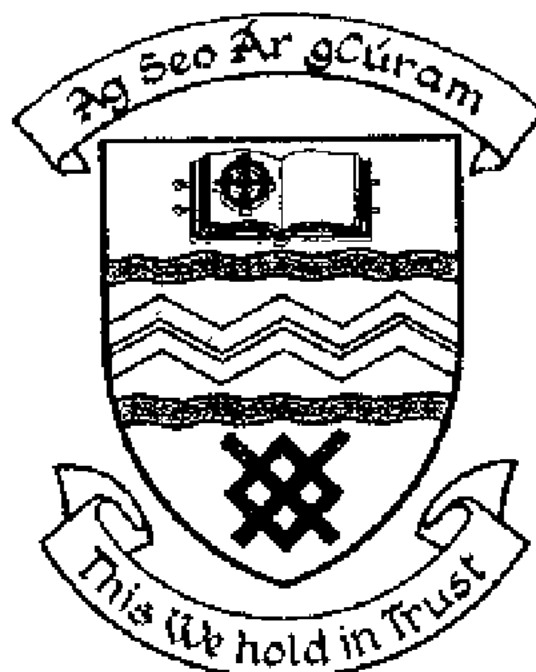
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

REG. REF. S99A/0775

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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


.....31/01/00
for SENIOR ADMINISTRATIVE OFFICER

Telefon: 01-414 9000
Faxs: 01-414 9104

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

Decision Order Number 2863	Date of Decision 22/12/1999
Register Reference S99A/0775	Date: 01/11/99

..... 22/12/99
for SENIOR ADMINISTRATIVE OFFICER

Horan Keogan Ryan Architects,
Park Court,
40 Main Street,
Blackrock,
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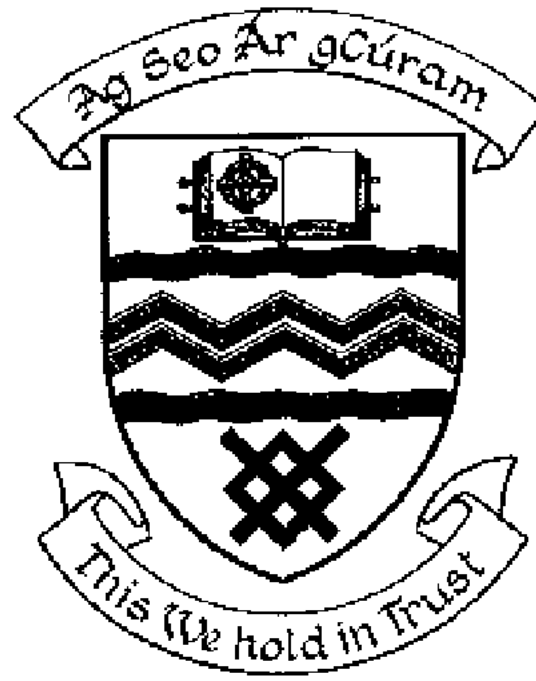
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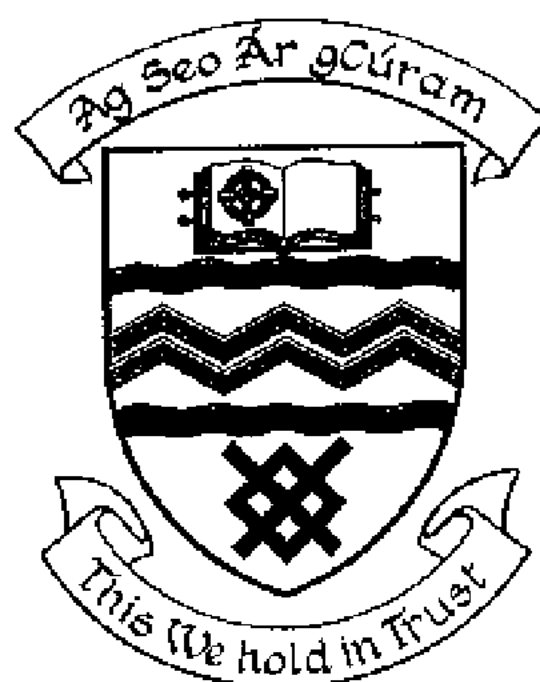
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