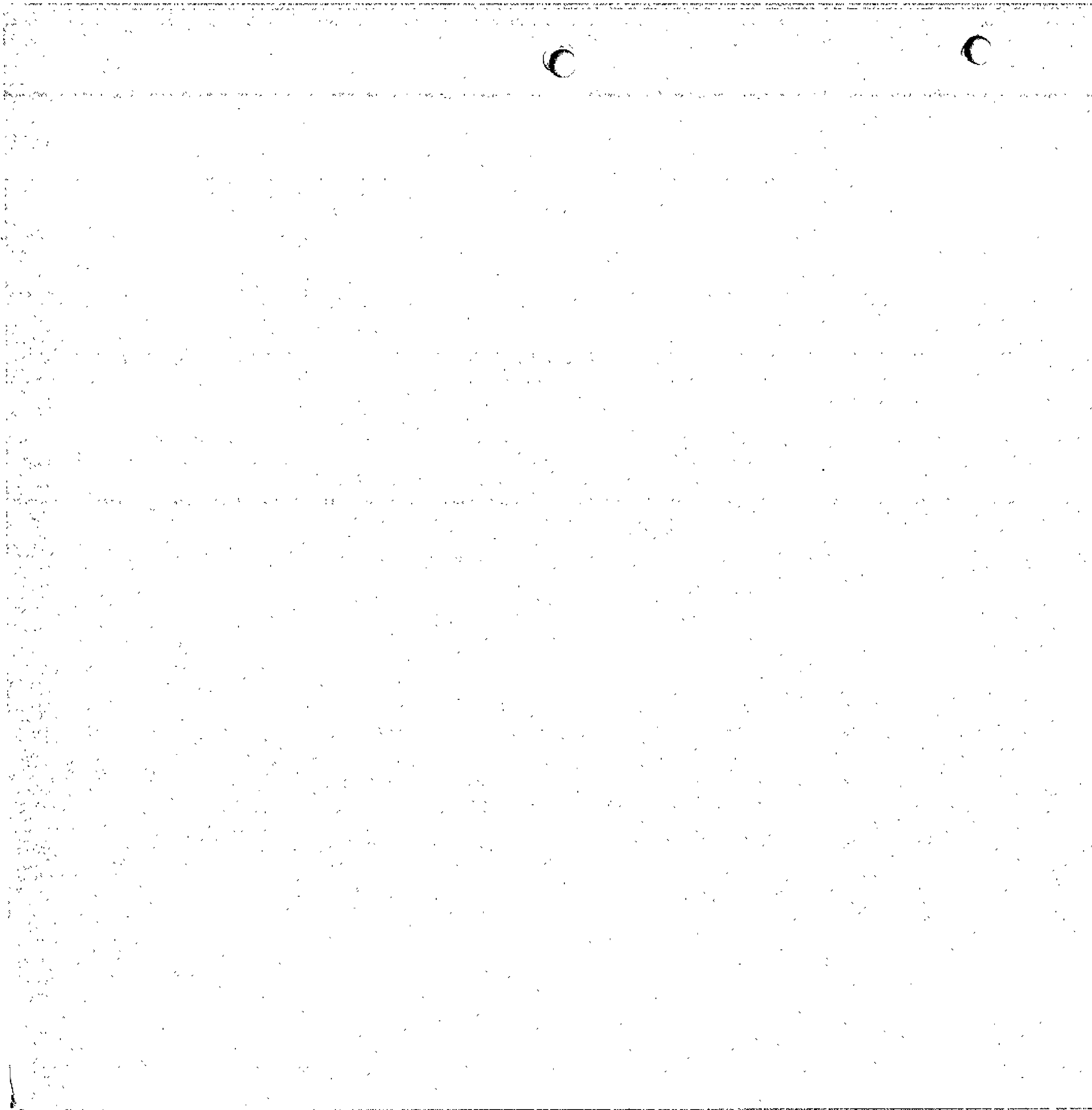
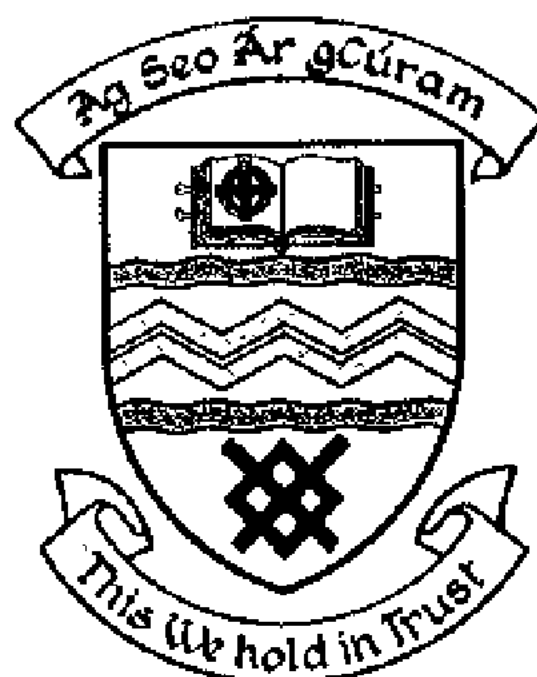


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0023	
1. Location	SIAC Construction Ltd., Monastery Road, Clondalkin, Dublin 22.		
2. Development	(A) Office and Science and Technology Enterprise 4 storey addition linked by a glazed atrium to their existing 4 storey offices; (B) Ground floor kitchen extension to the existing offices; (C) Revised surface carparking; (D) New underground carparking; (E) Railing and Fencing; (F) Associated site works.		
3. Date of Application	20/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Thomas G. Flynn, Address: Colleen Project Management, River House,		
5. Applicant	Name: SIAC Construction Ltd. Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0594 Date 26/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0968 Date 07/05/1999	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



SOUTH DUBLIN COUNTY COUNCIL
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Dublin 24

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Thomas G. Flynn,
Colleen Project Management,
River House,
East Wall Road,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0968	Date of Final Grant 07/05/1999
Decision Order Number 0594	Date of Decision 26/03/1999
Register Reference S99A/0023	Date 20th January 1999

Applicant SIAC Construction Ltd.

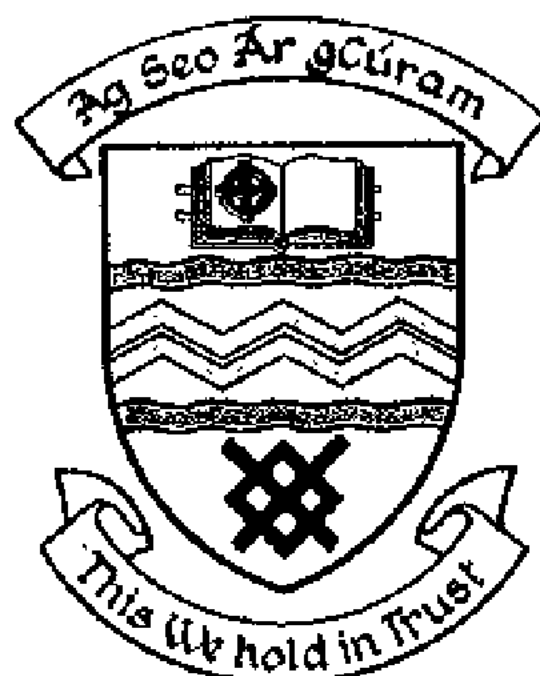
Development (A) Office and Science and Technology Enterprise 4 storey addition linked by a glazed atrium to their existing 4 storey offices; (B) Ground floor kitchen extension to the existing offices; (C) Revised surface carparking; (D) New underground carparking; (E) Railing and Fencing; (F) Associated site works.

Location SIAC Construction Ltd., Monastery Road, Clondalkin, Dublin 22.

Floor Area 2626.00 Sq Metres
Time extension(s) up to and including 26/03/1999
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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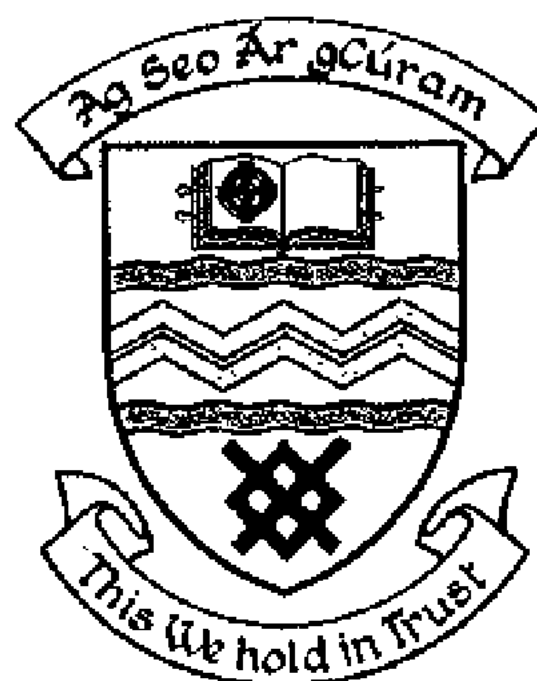
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Prior to first occupation of the proposed extension details of the floor area to be occupied by SIAC Group shall be submitted for the written agreement of the Planning Authority.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 Prior to first occupation of the extension details of the proposed use of the floor area not intended to be occupied by SIAC (i.e. 50% of the floor area) shall be submitted for the written agreement of the Planning Authority. The use of this floor area shall be restricted to science and technology based enterprises as defined in Schedule 2 of the South Dublin County Development Plan.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development details (including samples) of all external finishes shall be submitted for the written agreement of the Planning Authority (note - all such finishes shall be in keeping with the existing building).
 REASON:
 In the interests of the proper planning and development of the area and visual amenity.
- 5 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.
- 6 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

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REASON:

In the interest of health.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council in this regard the applicant shall have regard to the following:-
- a) Applicant to ensure full and complete separation of foul and surface water systems;
 - b) All surface water runoff shall be routed via a petrol/oil/diesel interceptor prior to discharging to the public sewer;
 - c) No discharge of trade effluent 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;
 - d) 24 hour storage of water shall be maintained.

REASON:

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

-

- 8 Prior to the commencement of development a detailed landscaping and planting scheme shall be submitted to and be to the satisfaction of the Planning Authority. All planting and landscaping shall be undertaken in the first planting season following the substantial completion of the development, as determined by the Planning Authority.

REASON:

In the interests of visual amenity.

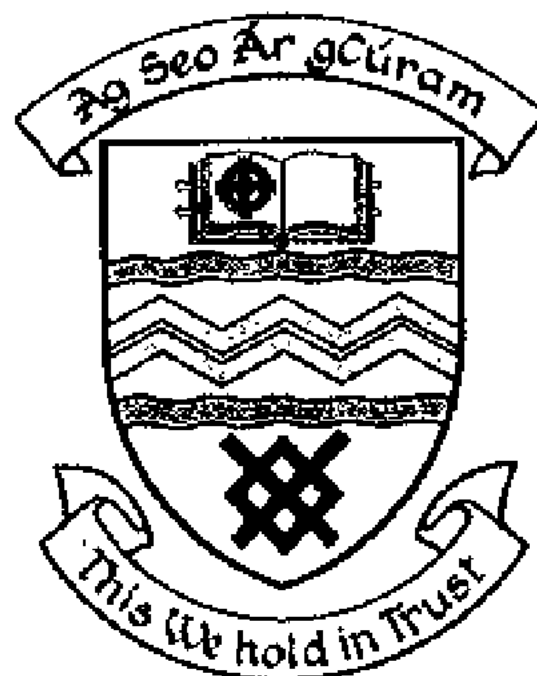
- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

REASON:

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

- 10 Boundary treatment to the site shall be as detailed on the submitted site layout plan. The palisade fence to the western boundary shall be painted or colour coated either dark green or black. Details of the 'security' fencing to the northern boundary shall be agreed with the Planning Authority prior to the commencement of development and shall not be of the palisade type. Boundary treatment to the Monastery Road frontage shall incorporate a limestone wall.

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REASON:

In the interests of visual amenity.

- 11 Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority proposals for improved boundary treatment to the Monastery Road frontage of the lands within the applicants control and outlined in blue on the submitted site layout plan. This shall provide for the removal of the existing metal sheeting and suitable upgrading of the existing treatment.

REASON:

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

- 12 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.

- 13 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.

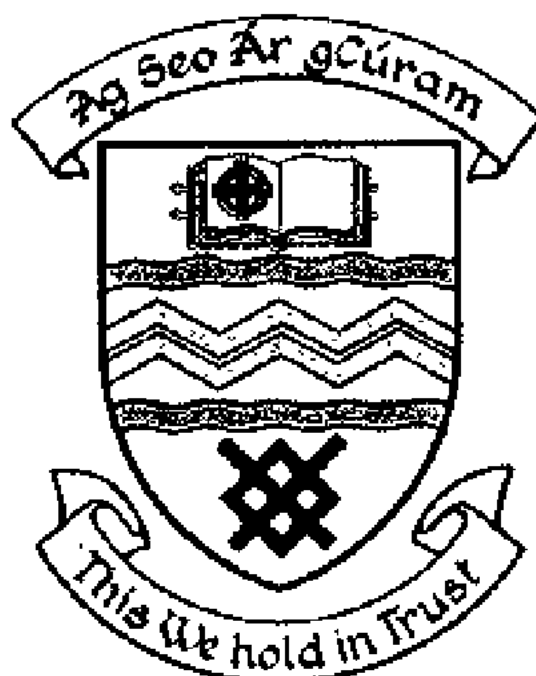
- 14 That a financial contribution in the sum of £29,434 (twenty nine thousand four hundred and thirty four pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this 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.

- 15 That a financial contribution in the sum of money equivalent to the value of £55,146 (fifty five thousand one hundred and forty six pounds) 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

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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.

- 16 That a financial contribution in the sum of £5,252 be paid by the proposer to South Dublin County Council towards the proposed duplication of its existing Watery Lane Foul Sewer the provision of which is required for future development.

REASON:

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

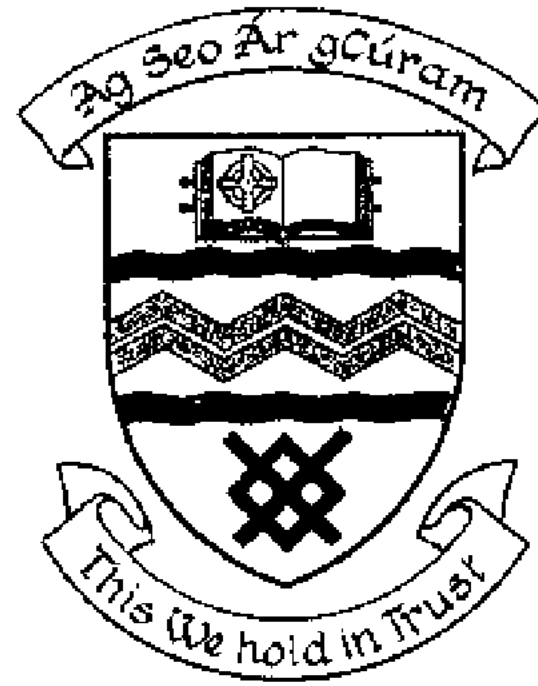
Signed on behalf of South Dublin County Council.

Edmund Bowler.....May 1999
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0510	Date of Decision 18/03/1999
Register Reference S99A/0023	Date 20th January 1999

Applicant SIAC Construction Ltd.
App. Type Permission
Development (A) Office and Science and Technology Enterprise 4 storey addition linked by a glazed atrium to their existing 4 storey offices; (B) Ground floor kitchen extension to the existing offices; (C) Revised surface carparking; (D) New underground carparking; (E) Railing and Fencing; (F) Associated site works.

Location SIAC Construction Ltd., Monastery Road, Clondalkin, Dublin 22.

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 26/03/1999

Yours faithfully

/H
..... 18/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Thomas G. Flynn,
Colleen Project Management,
River House,
East Wall Road,
Dublin 3.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0023/C3	
1. Location	SIAC Construction Ltd., Monastery Road, Clondalkin, Dublin 22.		
2. Development	(A) Office and Science and Technology Enterprise 4 storey addition linked by a glazed atrium to their existing 4 storey offices; (B) Ground floor kitchen extension to the existing offices; (C) Revised surface carparking; (D) New underground carparking; (E) Railing and Fencing; (F) Associated site works. Compliance re condition no. 10		
3. Date of Application	07/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Benan Clancy, Address: Colleen Project Management, River House,		
5. Applicant	Name: SIAC Construction Ltd. Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1158 Date 29/05/2000	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.

Benan Clancy,
Colleen Project Management,
River House,
East Wall Road,
Dublin 3.

Reg. Ref. S99A/0023/C3

Date: 30th May 2000

Re: *(A) Office and Science and Technology Enterprise 4 storey addition linked by a glazed atrium to their existing 4 storey offices; (B) Ground floor kitchen extension to the existing offices; (C) Revised surface carparking; (D) New underground carparking; (E) Railing and Fencing; (F) Associated site works at SIAC Construction Limited, Monastery Road, Clondalkin, Dublin 22 for SIAC Construction Limited – Compliance re. Condition No. 10*

Dear Sir,

I refer to your submission received on 07/04/2000 to comply with Condition No. 10 of Grant of Permission Order No. 0968, dated 07/05/1999, in connection with the above.

Drawings N62-108/I and N62-51/m submitted, indicate a parking bay for the bus stop located along Monastery Road. This element is considered satisfactory to the Roads Department and the Planning Authority. However, these drawings also indicate the boundary treatment to the Monastery Road or the northern boundary as consisting of a low concrete wall. It is considered by the Planning Authority that the site should present a high quality boundary treatment to Monastery Road to complement the continuing civic upgrading of the historic village as set out in the Clondalkin Village Initiative, to adequately screen the industrial site from surrounding residential areas and to harmonise with the precedent set along Monastery Road for high quality boundary treatments. Industrial uses are also required to present a good quality appearance under Development Control Objective 3.5.1 of the current Development Plan. Therefore, the information submitted is not fully in compliance with Condition No. 10 and you are advised that the boundary treatment along Monastery Road shall consist of a rubble limestone faced wall as indicated on earlier drawings submitted to the Planning Authority (Drawing No. N62-108/B received 12/08/1999).

Yours faithfully,



for Senior Administrative Officer