

Microsoft Ireland

DUB14-15

SD21/0203

Pre-Commencement
Submission

Compliance

Issue 1 | P01

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 279225-00

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ARUP

Document verification

ARUP

Job title		DUB14-15		Job number	
				279225-00	
Document title		SD21/0203 Pre-Commencement Compliance Submission		File reference	
Document ref					
Revision	Date	Filename	SD210203 DUB 14-15 Pre-Commencement Responses.docx		
Issue 1	28/01/22	Description	Pre-Commencement Compliance Submission		
				Issue Document verification with document	
				<input checked="" type="checkbox"/>	

Contents

	Page
Condition No. 1	2
Condition No. 1 Response	2
Condition No. 2	3
Condition No. 2 Response	3
Condition No. 3	4
Condition No. 3 Response	4
Condition No. 4	5
Condition No. 4 Response	5
Condition No. 5	7
Condition No. 5 Response	7
Condition No. 6	8
Condition No. 6 Response	8
Condition No. 7	9
Condition No. 7 Response	9
Condition No. 8	10
Condition No. 8 Response	10
Condition No. 9	11
Condition No. 9 Response	11
Condition No. 10	12
Condition No. 10 Response	12
Condition No. 11	13
Condition No. 11 Response	13
Condition No. 12	14
Condition No. 12 Response	15
Condition No. 13	16

Condition No. 13 Response	16
Condition No. 14	17
Condition No. 14 Response	17
Condition No. 15	18
Condition No. 15 Response	18
Condition No. 16	19
Condition No. 16 Response	19
Appendix A - Payment schedule discussion	20

Following issue of notification to grant permission by South Dublin County Council in relation to planning application SD21A/0203, dated 20th Dec. 2021, information within this document is provided for compliance prior to commencement and in response to the various aspects of the conditions and reasons given.

The planning conditions and reasons are referenced below in *Italics* with a response following. This document should be read together with other reports and drawings submitted by other parties in response to the conditions and reasons.

Condition No. 1

Development to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 13/10/21, 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.

Condition No. 1 Response

This condition is noted, and the Applicant confirms that all aspects of this condition shall be complied with.

Condition No. 2

Previous Permissions

The applicant shall comply with all conditions of previous permissions SD13A/0265, SD14A/0194 and SD15A/0343, SD16A/0087, SD16A/0088, SD17A/0318, SD20A/0283 unless otherwise stated.

REASON: In the interest of clarity and the proper planning and sustainable development of the area.

Condition No. 2 Response

This condition is noted, and the Applicant confirms that all aspects of this condition shall be complied with.

Condition No. 3

Landscape Plan

*(a) The site shall be landscaped (and earthworks carried out) in accordance with the detailed comprehensive scheme of landscaping which accompanied the further information proposals submitted, unless otherwise agreed in writing with the Public Realm Section **prior to commencement of development.***

(b) Further agreement of landscape plans/specification details with the Public Realm Section shall include the following: i. Woodland Planting Density s to be proposed at 3-4/m² to create high biodiversity value in the first few years. ii. Meadow grasslands to be 50% native grasses and 50% native wildflower species. iii. The planting of an additional 44 trees throughout the site (for clarity, these shall be in addition to the woodland tree area and the trees placed in planters).

REASON: In the interest biodiversity, amenity and sustainable development.

Condition No. 3 Response

(a) This condition is noted, and the Applicant confirms that the landscape works shall be in accordance with the scheme accompanying the further information proposals submitted.

(b) The planting plans submitted propose woodland planting and hedgerow thickening around the site boundaries. The woodland proposes long term canopy trees at 2 per m² with understorey trees planted at 4 per m² to create a mix that will establish a woodland structure quickly. In addition, 98 No individual trees will be planted within the meadow area to the north of the site as shown on Drawing No. 6816 – 511.

See Landscape Plans and Specification Document following for further reference:

- 6816_500 - Tree and Hedgerow Protection Plan
- 6816_505 - General Arrangement Plan
- 6816_506 - General Arrangement Plan
- 6816_507 - General Arrangement Plan
- 6816_508 - General Arrangement Plan
- 6816_509 - Planting Plan Sheet 1 of 6
- 6816_510 - Planting Plan Sheet 2 of 6
- 6816_511 - Planting Plan Sheet 3 of 6
- 6816_512 - Planting Plan Sheet 4 of 6
- 6816_513 - Planting Plan Sheet 5 of 6
- 6816_514 - Planting Plan Sheet 6 of 6
- 6816_528 - Planting Details Sheet 1
- 6816_529 - Planting Details Sheet 2
- 6816_530 - Planting Details Sheet 3
- 6816_531 - Planting Details Sheet 4
- 6816_531 – Landscape Specification

In addition the meadow areas will be seeded with 50% wildflower and 50% grassland mix. Two wildflower seed mixes will be used – one for the dry meadow areas and a seed mix suitable for the proposed shallow wetland area to the north of the site.

Condition No. 4

(A) Parking

- (1) The proposed development shall make provision for the charging of electric vehicles.*
- (2) 100% of surface car parking spaces shall be provided with electrical ducting and termination points to allow for the provision of future charging points.*
- (3) 10% of surface car parking spaces shall be provided with electric vehicle charging points. **Prior to the commencement of development** details of how it is proposed to comply with Items 1-3, including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority **prior to commencement of development**.*

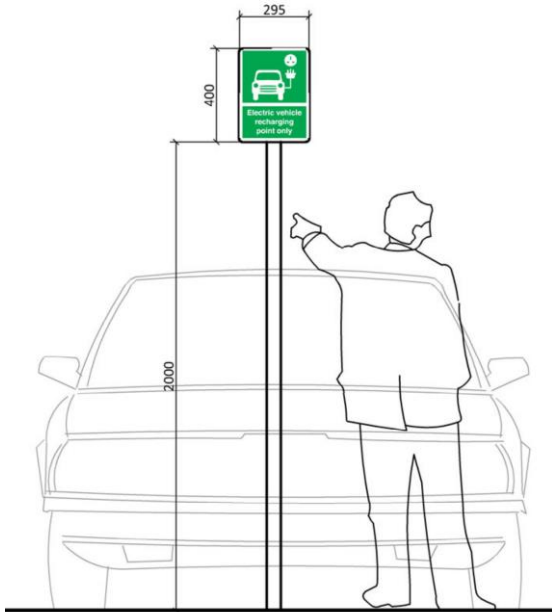
(B) All surface level Bicycle Parking shall be covered.

REASON: In the interest of sustainable transport.

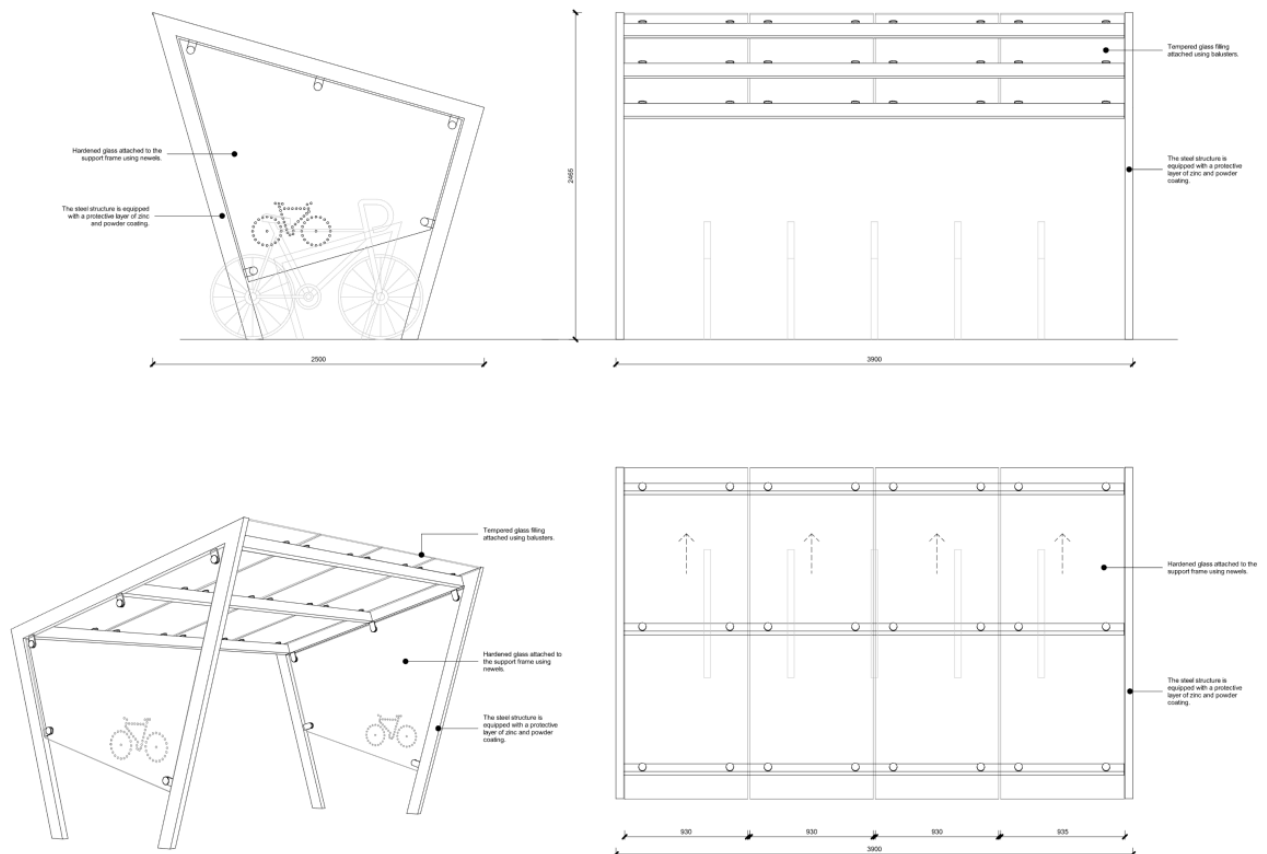
Condition No. 4 Response

(A)

- (1) – Confirmed, provision for charging of electric vehicles shall be made.*
- (2) – This condition is noted and will be complied with. More detailed drawing information, showing the ducting provision will follow the main submission.*
- (3) – Refer to drawing ‘A1014_Enlarged Site Plan - Proposed DUB 15 and Admin Building’ showing car parking layout and location of electric charging points. 154 No surface car parking spaces are provided in total. 36 No parking spaces are electric charging. This represents 23% electric charging spaces. Signage for electric parking spaces shall be per the figure below (as originally included in drawing A1016):*



(B) – Confirmed, all bicycle parking is to be covered. Refer to figure below (as originally included in drawing A1055) illustrating the bike shelter:



1 Bike Shelter
1 : 20

Condition No. 5

Construction Traffic Management Plan

Prior to commencement of development a developed Construction Traffic Management Plan shall be agreed with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interests of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

Condition No. 5 Response

This condition is noted. Refer to document:

- Traffic Management Plan

The developer also acknowledges that the plan, once agreed along with the written commitment of the developer to implement the agreed plan, will be lodged by SDCC to the planning file.

Condition No. 6

Pavement

All parking bays shall be constructed using a porous surface material.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

Condition No. 6 Response

Agreed. We can confirm that all carparking areas will consist of porous paving.

Condition No. 7

Mobility Management Plan

A Mobility Management Plan shall be completed within six months of opening of the development. The Mobility Management Plan shall be agreed with the Planning Authority and the agreed plan, along with the written agreement of the Planning Authority shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interest of sustainable transport.

Condition No. 7 Response

This condition is noted, and the Applicant confirms that all aspects of this condition shall be complied with at the appropriate time and the agreed MMP will be lodged to the planning file by SDCC.

Condition No. 8

Construction Waste and Demolition Management Plan

Prior to commencement of development a developed Construction Waste and Demolition Management Plan shall be agreed with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interests of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

Condition No. 8 Response

This condition is noted. Refer to document:

- Construction stage - Waste Management Plan

It is acknowledged that the agreed plan and written commitment of the developer will be lodged to the planning file by SDCC.

Condition No. 9

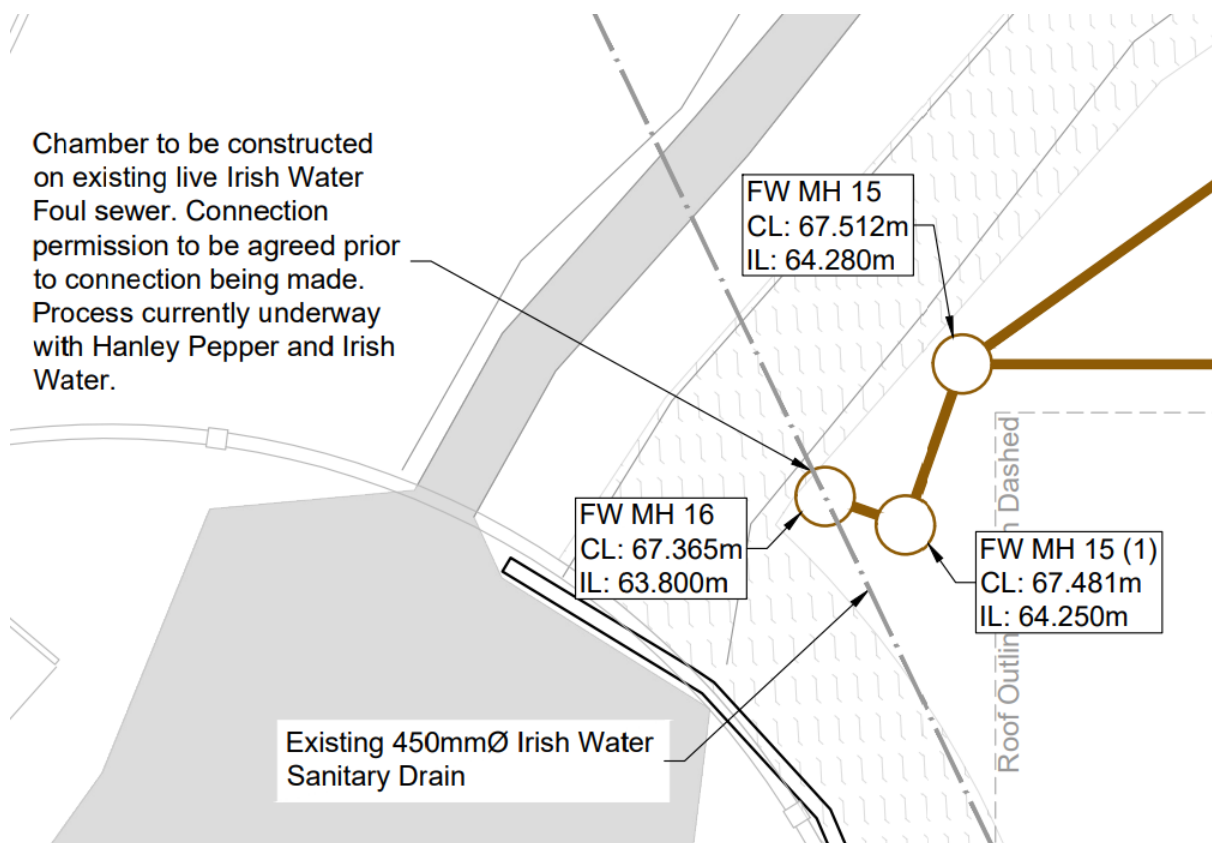
Foul

Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a revised wastewater drainage layout drawing showing the angle of connection to the existing public wastewater network being a maximum of 45 degrees and shall be in the direction of flow.

REASON: The proposed connection angle to the existing public wastewater network is too acute and in the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

Condition No. 9 Response

Agreed and we can confirm that the angle of connection to the Irish Water Sewer has been revised to 45 degrees. See attached extract from Drawing DUB14-15_C_D-X02.2 Proposed Drainage Layout Sheet 2.



Condition No. 10

Water Services

No industrial water or potable water supplied from the public watermains network shall enter the storm water network. Only clean untreated and uncontaminated rainwater shall enter the stormwater network. All treated water and process cooling water shall be discharge to the public wastewater drainage network. All design of overground fuel storage tanks shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works Section 17-GUIDELINES FOR THE BUNDING OF OVERGROUND OIL STORAGE TANKS

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

Condition No. 10 Response

Agreed and we can confirm the following:

- Only clean and uncontaminated surface water shall be discharged to the surface water drain.
- Excess cooling water from the facility will only be discharged to the wastewater network and shall then discharge to the Irish Water Sewer as per the planning drawings.

We confirm that all fuel storage tanks are double contained and confirm with the Greater Dublin Regional Code of Practice for Drainage Works Section 17.

Condition No. 11

Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

Condition No. 11 Response

Agreed and we can confirm the following:

- (a) Hanley Pepper are currently in the final stages of agreeing the connection details for both the water supply and wastewater sewer connection.
- (b) We confirm that there is complete separation between the installation and operation of the surface water and wastewater networks. We confirm that all precast concrete manholes include a 150mm concrete surround.

Condition No. 12

Drainage - Surface Water.

*The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, **prior to the commencement of development**, the applicant/developer shall submit the following for the written agreement of the Planning Authority:*

(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365. The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain. In addition only rainwater shall be discharged to soakaways.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

Condition No. 12 Response

(a) Agreed. See attached Surface Water and Sanitary Drainage Layout Plans as follows

- DUB14-15_C_D-X02 Proposed Drainage Overall Layout
- DUB14-15_C_D-X02.2 Proposed Drainage Layout Sheet 2
- DUB14-15_C_D-X02.2 Proposed Drainage Layout Sheet 3
- DUB14-15_C_D-X02.2 Proposed Drainage Layout Sheet 4
- DUB14-15_C_D-X02.2 Proposed Drainage Layout Sheet 5

(b) Agreed and as noted above

(c) Agreed.

(d) We can confirm that there are no soakaways proposed for the development. We can confirm that the proposed roadside swales are located along the roads and are located a minimum of 5m away from any buildings. The swales are also located more than 10m from the stream and more than 3m from the boundaries of the site. Also there are no sewerage treatment percolation areas on site. Swales design is as proposed in the the FI response and discussed in detail and agreed with SDCC water services.

Condition No. 13

Cranes.

Given the proximity to Casement Aerodrome, the operation of cranes shall be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681.

REASON: In the interests of aviation safety.

Condition No. 13 Response

This condition is noted, and the Applicant confirms that all aspects of this condition shall be complied with.

Condition No. 14

Bird Control Measures

Given the proximity to Casement Aerodrome, the developer shall implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.

REASON: In the interests of aviation safety.

Condition No. 14 Response

This condition is noted, and the Applicant confirms that all aspects of this condition shall be complied with.

Condition No. 15

Lighting

Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with the Planning Authority.

REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.

Condition No. 15 Response

This condition is noted. Refer to documents:

- 01 - DUB 1415 Elec Planning Pack - Lighting Memo
- 02 - DUB14-15_E-D-100 Site Lighting Layout
- 03 - DUB15_E-J-001 Luminaire Schedule C03
- 04 - EATON GLEON Data Sheet
- 05 - Microsoft Ballard v1.8 Lighting Requirements Excerpt

Condition No. 16

Financial Contribution.

*The developer shall pay to the Planning Authority a financial contribution of €5,153,728.26 (Five million, one hundred and fifty three thousand, seven hundred and twenty eight Euro and twenty six cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contribution shall be paid **prior to commencement of development**, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.*

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.
NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

Condition No. 16 Response

In relation to Condition 16 please note that the applicant has commenced consultations with the Financial Development Contributions Section of the Planning Authority in relation to agreeing the payment arrangements for the Development Contribution. Please see Appendix A – Payment schedule discussion.

We trust that the above is satisfactory and addresses all of the conditions requiring agreement with the planning authority prior to commencement of development, for which information has been submitted at this time – **namely Conditions 3, 4, 5, 8, 9, 12 and 15.**

It is requested that the planning authority confirm in writing that the respective conditions are complied with.

Yours,



Appendix A - Payment schedule discussion

Federica Michetti

From: Padraig Carton <Padraig.Carton@microsoft.com>
Sent: 02 February 2022 11:50
To: v-mibbotson
Subject: FW: SD16A/0088 CN0068148SD DUB 13

Hi Matt
As requested

Regards
Padraig

From: Chris Shanahan <cshanahan@SDUBLINCOCO.ie>
Sent: Wednesday 24 November 2021 10:04
To: Padraig Carton <Padraig.Carton@microsoft.com>; Laura Leonard <lleonard@SDUBLINCOCO.ie>
Cc: Donna Lakes <dlakes@SDUBLINCOCO.ie>; Cian O'Sullivan <cian.osullivan@linesight.com>; Declan Mullins <dmullins@SDUBLINCOCO.ie>
Subject: [EXTERNAL] RE: SD16A/0088 CN0068148SD DUB 13

Thanks Padraig

That's great, we haven't issued an invoice as yet for the SD21A/0203 permission as the commencement notice hasn't been submitted as yet.

We will note the payment plan for when the invoice is activated
Thanks Chris

From: Padraig Carton <Padraig.Carton@microsoft.com>
Sent: Wednesday 24 November 2021 09:43
To: Chris Shanahan <cshanahan@SDUBLINCOCO.ie>; Laura Leonard <lleonard@SDUBLINCOCO.ie>
Cc: Donna Lakes <dlakes@SDUBLINCOCO.ie>; Cian O'Sullivan <cian.osullivan@linesight.com>; Declan Mullins <dmullins@SDUBLINCOCO.ie>
Subject: RE: SD16A/0088 CN0068148SD DUB 13

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Hi Chris
The payments milestone plan I issued was for Dub 14/15 SD21A/0203 a new application . Your referencing SD16A/0088 which is for the previous builds and final payment on that one will be due on completion of the build

Regards
Padraig

From: Chris Shanahan <cshanahan@SDUBLINCOCO.ie>
Sent: Wednesday 17 November 2021 16:07
To: Laura Leonard <lleonard@SDUBLINCOCO.ie>; Padraig Carton <Padraig.Carton@microsoft.com>
Cc: Donna Lakes <dlakes@SDUBLINCOCO.ie>; Cian O'Sullivan <cian.osullivan@linesight.com>; Declan Mullins

<dmullins@SDUBLINCOCO.ie>

Subject: [EXTERNAL] RE: SD16A/0088 CN0068148SD DUB 13

Thanks Laura

Padraig

There are currently 3 invoices on SD16A/0088

Invoice 1	€2,639,700	paid in full	
Invoice 2	€1,319,850	paid in full	
Invoice 3	€1,319,850	balance on invoice	€439,950

Thanks Chris

From: Laura Leonard <leonard@SDUBLINCOCO.ie>

Sent: Wednesday 17 November 2021 15:56

To: Padraig Carton <Padraig.Carton@microsoft.com>

Cc: Donna Lakes <dlakes@SDUBLINCOCO.ie>; Cian O'Sullivan <cian.osullivan@linesight.com>; Chris Shanahan <cshanahan@SDUBLINCOCO.ie>

Subject: RE: SD16A/0088 CN0068148SD DUB 13

Hi Padraig,

I have cc'd my colleague Chris in Planning in this email as this relates to Development Contributions and she is best placed to advise.

Regards

Laura

Laura Leonard

Senior Executive Officer | Economic, Enterprise & Tourism Development | South Dublin County Council | County Hall | Tallaght, Dublin 24 |

Tel: +353 1 4149000 Ext 9186

✉ **e-mail:** leonard@sdublincoco.ie

<http://www.grangecastle.ie/>

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From: Padraig Carton <Padraig.Carton@microsoft.com>
Sent: Wednesday 17 November 2021 15:29
To: Laura Leonard <leonard@SDUBLINCOCO.ie>
Cc: Donna Lakes <dlakes@SDUBLINCOCO.ie>; Cian O'Sullivan <cian.osullivan@linesight.com>
Subject: SD16A/0088 CN0068148SD DUB 13

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Hi Laura
 Updated payment plan in line with revised contribution request

Regards
 Padraig

SDCC - Payments Milestone Schedule

Project	DUB 14 - Approx Date of Payment		DUB 15 - Approx Date of Payment	
	Amount	Date	Amount	Date
1st Tranche Payment - Project Commencement	€572,636.48	Oct-21	€572,636.47	Feb-22
2nd Tranche Payment - Completion of Eaves	€572,636.48	Sep-22	€572,636.47	Nov-22
3rd Tranche Payment - Practical Completion	€572,636.48	Jul-24	€572,636.47	Oct-24
Total per Building	€1,717,909.44		€1,717,909.41	

Project Total Contribution

15 area.

Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,153,728.26 (Five million, one hundred and twenty eight Euro and twenty six cent), in respect of public infrastructure and facilities benefiting development within that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contribution shall be paid in full at the commencement of the development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the time the implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Schedule 2025. REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of such contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, by or on behalf of the Local Authority. NOTE RE: CONDITION - Please note that with effect from 1st January 2014 the Local Authority is the body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by email at irishwater@irishwater.ie

16



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