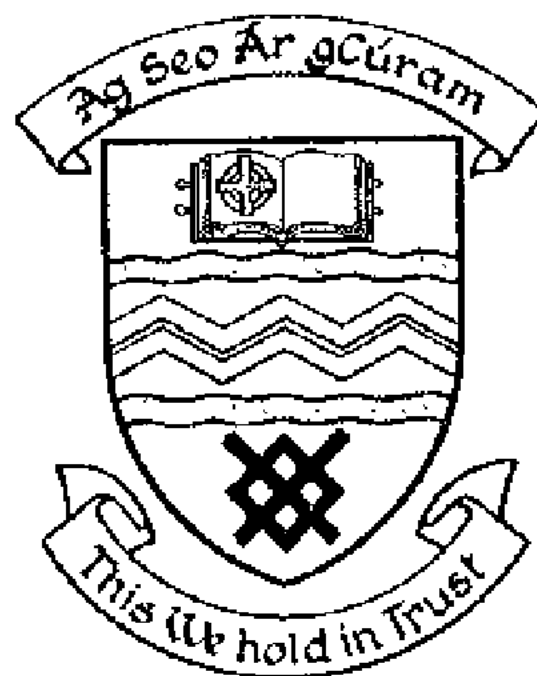


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0436	
1. Location	Ballymount Road, Walkinstown, Dublin 12.		
2. Development	Build extension to existing warehouse.		
3. Date of Application	29/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: C. S. Pringle, Address: Glenview House, Monaghan.		
5. Applicant	Name: Johnson Bros. Ltd., Address: Ballymount Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 1711 Date 27/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2053 Date 08/10/98	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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C. S. Pringle,
Glenview House,
Monaghan.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2053	Date of Final Grant 08/10/98
Decision Order Number 1711	Date of Decision 27/08/98
Register Reference S98A/0436	Date 29th June 1998

Applicant Johnson Bros. Ltd.,

Development Build extension to existing warehouse.

Location Ballymount Road, Walkinstown, Dublin 12.

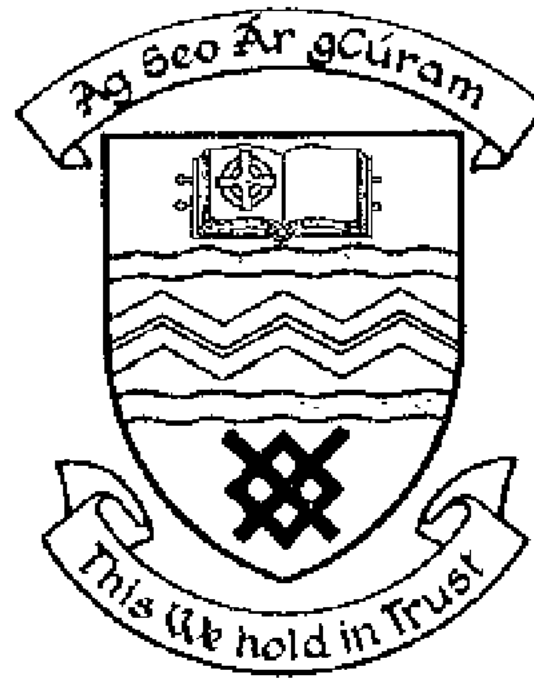
Floor Area 2206.000 Sq Metres

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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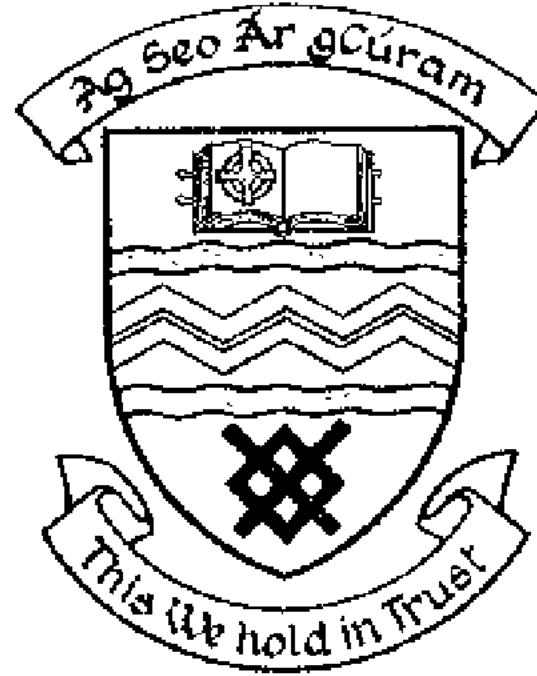
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Conditions and Reasons

- 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 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 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 the area between the building and roads must not be used for 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.
- 6 That no advertising sign or structure be erected except those 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 Prior to development commencing full details of suitable boundary treatment to the boundaries of the site of the proposed extension shall be submitted for the written agreement of the planning authority. This shall provide for

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a 2 metre deep planted strip adjoining the boundary.

REASON:

In the interest of visual amenity.

- 8 That a financial contribution in the sum of £17,357 (seventeen thousand three hundred and fifty seven 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.

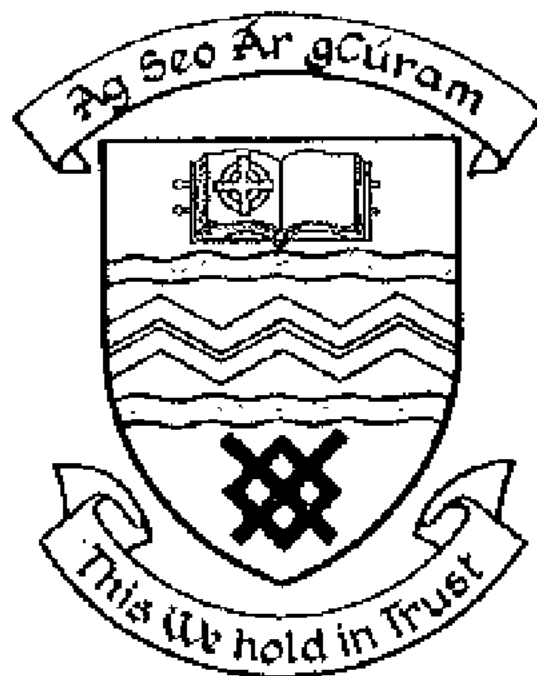
- 9 That a financial contribution in the sum of money equivalent to the value of £31,500 (thirty one thousand five hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.

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- (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.

.....October 1998
for SENIOR ADMINISTRATIVE OFFICER