

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0384	
1. Location	M50 Business Park, off Ballymount Road Upper, Dublin 24.		
2. Development	Construction of a circa 5881 m.sq. warehouse/distribution centre, with ancillary showrooms and offices (including limited telemarketing use).		
3. Date of Application	15/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/08/1998 2.	1. 23/10/1998 2.
4. Submitted by	Name: Scott Tallon Walker, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: Park Developments (Industrial) Limited, Address: 195 North Circular Road, Dublin 7.		
6. Decision	O.C.M. No. 2546  Date 16/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0178  Date 29/01/1999	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
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 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**

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

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

Scott Tallon Walker,  
19 Merrion Square,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0178	Date of Final Grant 29/01/1999
Decision Order Number 2546	Date of Decision 16/12/1998
Register Reference S98A/0384	Date 23rd October 1998

**Applicant** Park Developments (Industrial) Limited,

**Development** Construction of a circa 5881 m.sq. warehouse/distribution centre, with ancillary showrooms and offices (including limited telemarketing use).

**Location** M50 Business Park, off Ballymount Road Upper, Dublin 24.

**Floor Area** 5881.00 Sq Metres

**Time extension(s) up to and including**

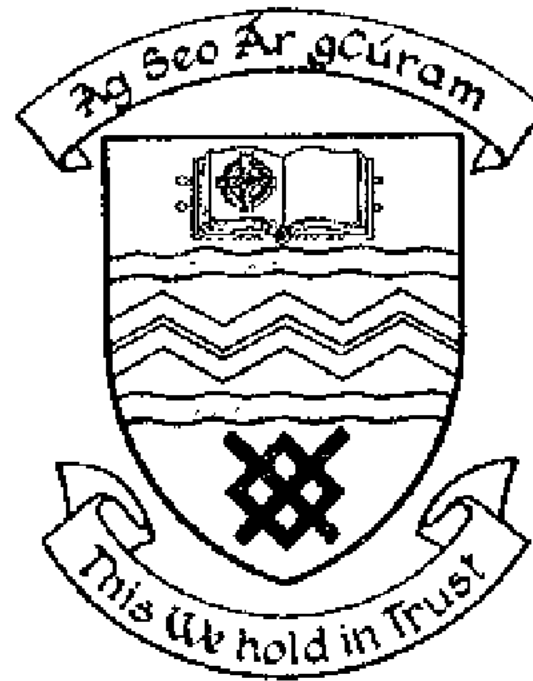
**Additional Information Requested/Received** 13/08/1998 /23/10/1998

A Permission has been granted for the development described above,  
subject to the following (9) Conditions.

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Bosca 4122  
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Telefon: 01-414 9000  
Facs: 01-414 9104



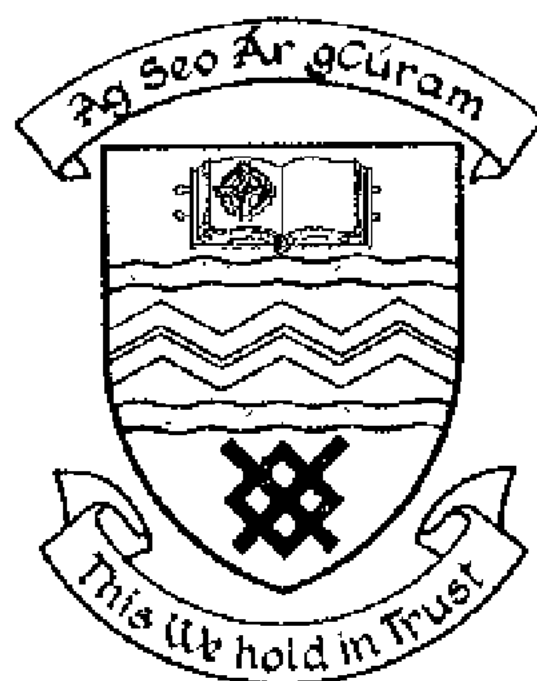
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P.O. Box 4122  
Town Centre, Tallaght  
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Telephone: 01-414 9000  
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information received 23.10.98, 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 a financial contribution in the sum of money equivalent to the value of #82,500 (eighty two 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.
- 3 That a financial contribution in the sum of #19,800 (nineteen thousand eight hundred 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.

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Baile Átha Cliath 24

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

**PLANNING  
DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
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- 4 That the boundary treatment to the adjoining public roads shall comprise of a solid steel railing on a low plinth wall to harmonise with adjoining developments, and a 1.8m minimum planted strip inside the railing and wall.  
REASON:  
In the interest of amenity.

- 5 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 following shall apply:-
- (a) Applicant to ensure full and complete separation of foul and surface water systems;
  - (b) All drainage within 5 metres of building perimeter to be protected during construction;
  - (c) Watermains to be laid in open space to facilitate maintenance and repair. Watermains to be a minimum of 5 metres from buildings at North East side of building in particular.
  - (d) Prior to commencement of works developer to submit a watermain layout drawing to Area Engineer, South Dublin County Council, Deansrath Depot to agree locations for connection points and meters;
  - (e) Refer to Chief Fire Officer for locations and number of hydrants.

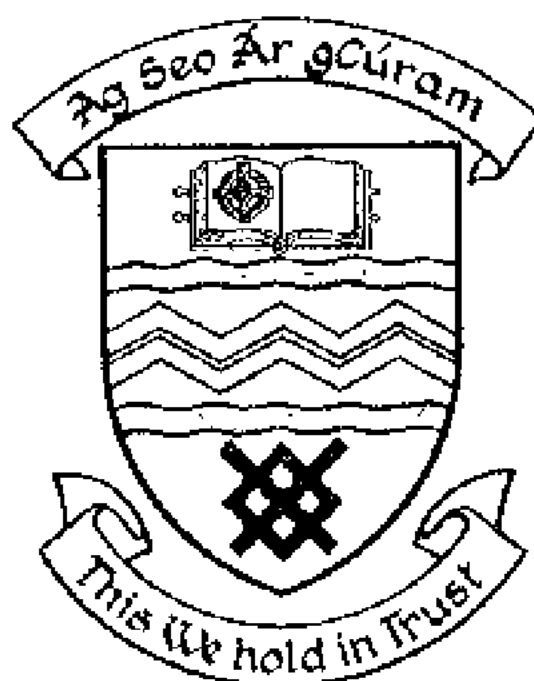
REASON:  
In the interest of public health.

- 6 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.

- 7 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.

- 8 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.  
REASON:

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

- 9 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.

- (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.

 ..... 1. February 1999  
for SENIOR ADMINISTRATIVE OFFICER

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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-414 9000  
Facs: 01-414 9104



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

Telephone: 01-414 9000  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 2546	<b>Date of Decision</b> 16/12/98
<b>Register Reference</b> S98A/0384	<b>Date</b> 15th June 1998

**Applicant** Park Developments (Industrial) Limited,  
**Development** Construction of a circa 5881 m.sq. warehouse/distribution centre, with ancillary showrooms and offices (including limited telemarketing use).  
**Location** M50 Business Park, off Ballymount Road Upper, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 13/08/98 /23/10/98

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 ( 9 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 17/12/98  
for SENIOR ADMINISTRATIVE OFFICER

Scott Tallon Walker,  
19 Merrion Square,  
Dublin 2.

**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,  
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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 and in accordance with Additional Information received 23.10.98, 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 a financial contribution in the sum of money equivalent to the value of £82,500 (eighty two 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.
  
- 3 That a financial contribution in the sum of £19,800 (nineteen thousand eight hundred 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

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Bosca 4122,  
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Telefon: 01-414 9000  
Facs: 01-414 9104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
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Telephone: 01-414 9000  
Fax: 01-414 9104

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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.

- 4 That the boundary treatment to the adjoining public roads  
shall comprise of a solid steel railing on a low plinth wall  
to harmonise with adjoining developments, and a 1.8m  
minimum planted strip inside the railing and wall.

REASON:

In the interest of amenity.

- 5 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  
following shall apply:-

- (a) Applicant to ensure full and complete separation of  
foul and surface water systems;
- (b) All drainage within 5 metres of building perimeter  
to be protected during construction;
- (c) Watermains to be laid in open space to facilitate  
maintenance and repair. Watermains to be a minimum  
of 5 metres from buildings at North East side of  
building in particular.
- (d) Prior to commencement of works developer to submit a  
watermain layout drawing to Area Engineer, South  
Dublin County Council, Deansrath Depot to agree  
locations for connection points and meters;
- (e) Refer to Chief Fire Officer for locations and number  
of hydrants.

REASON:

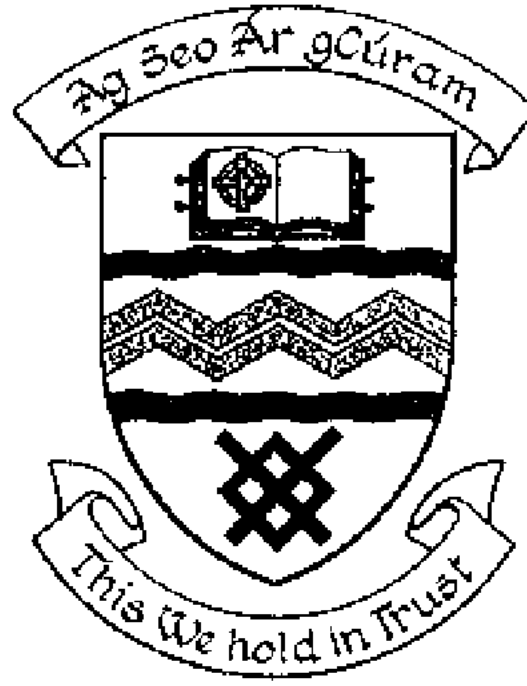
In the interest of public health.



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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,  
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- 6 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 7 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.
- 8 That the area between the building and roads must not be used for truck parking or other 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.
- 9 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.

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

<b>Decision Order Number</b> 1609	<b>Date of Decision</b> 13/08/98
<b>Register Reference</b> S98A/0384	<b>Date</b> 15th June 1998

**Applicant Development** Park Developments (Industrial) Limited,  
Construction of a circa 5881 m.sq. warehouse/distribution  
centre, with ancillary showrooms and offices (including  
limited telemarketing use).

**Location** M50 Business Park, off Ballymount Road Upper, Dublin 24.

**App. Type** Permission

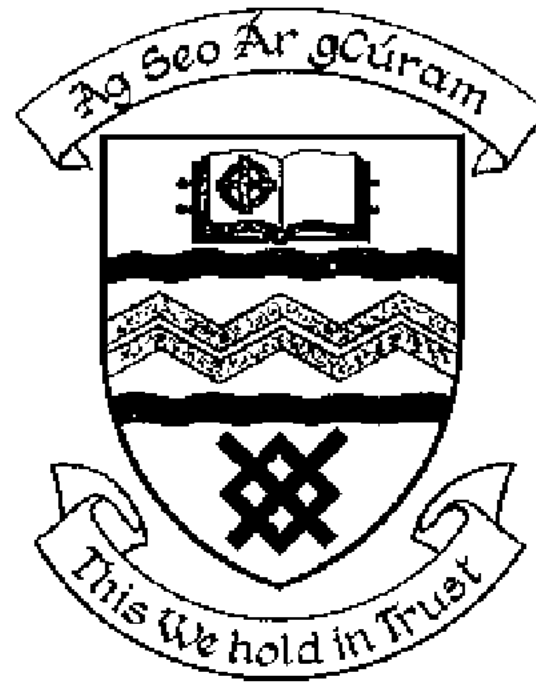
Dear Sir/Madam,

With reference to your planning application, received on 15/06/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a revised site layout plan to provide for access for goods vehicles from the internal estate road as the proposed vehicular access from Ballymount Avenue is unacceptable to the Roads Department Engineers.
- 2 Foul Drainage & Surface Water
  1. Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
  2. No building to be within 5m of public sewer or sewer with potential to be taken in charge;
  3. 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

Scott Tallon Walker,  
19 Merrion Square,  
Dublin 2.

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

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

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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minimum covers, pipes shall be bedded and surrounded  
in C20 concrete 150mm thick;

4. Applicant to ensure full and complete separation of  
foul and surface water systems.

3 Water :

1. Applicant shall submit detailed proposed watermain  
layout indicating watermain sizes, valve, meter and  
hydrant layout, proposed point of connection to  
existing watermains. Layout to be in accordance  
with Part B of 1991 Building Regulations.

Applicant to ensure that :

- (a) All watermains greater than 150mm dia. shall  
be Ductile Iron;
- (b) No part of the perimeter of the building  
shall be greater than 60m from a hydrant;
- (c) Watermains shall be laid in public open  
space to ensure accessibility for  
maintenance and repair;
- (d) No building shall lie within 5m of  
watermains less than 225mm diameter and  
within 8m of watermains greater than 225mm  
diameter.

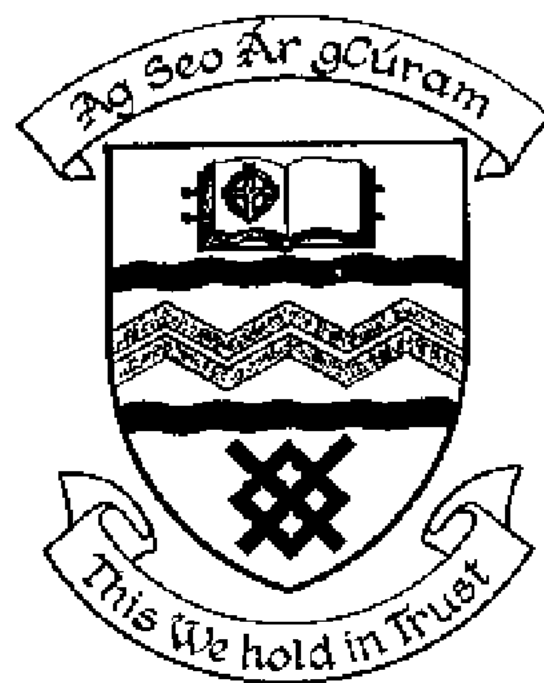
- 4 Full details are required of the proposed boundary  
treatment to adjoining public road frontages. These should  
comprise of a solid steel railing on a low plinth wall to  
harmonise with adjoining developments, and a 1.8m minimum  
planted strip inside the railing.

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**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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

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

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signed on behalf of South Dublin County Council

.....*D.S.*.....  
for Senior Administrative Officer

13/08/98