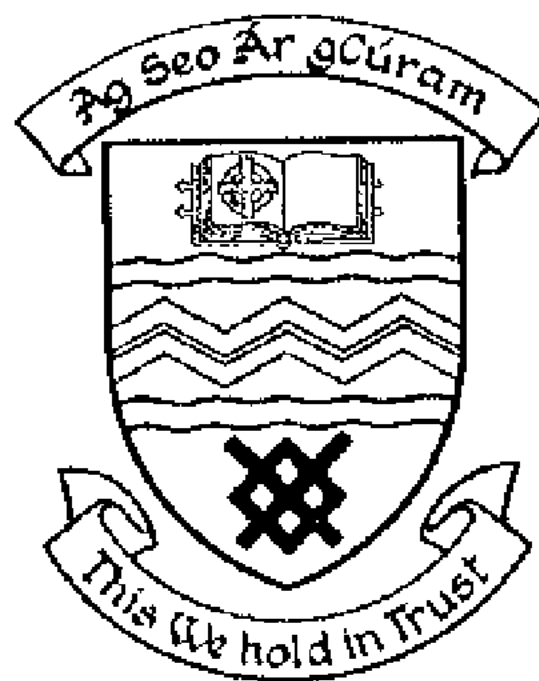


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0261	
1. Location	Unit 5, (Old PEI Building), Red Cow Business Park, Ballymount, Dublin 22.		
2. Development	Single storey extension to rear of existing warehouse.		
3. Date of Application	27/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Jack O'Leary, Address: Malachy Walsh and Partners, Park House, 21 Denny Street,		
5. Applicant	Name: Kelliher's Garage Ltd., Address: Rathass, 11 Tralee, Co. Kerry.		
6. Decision	O.C.M. No. 1258  Date 25/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1543  Date 06/08/98	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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**PLANNING  
DEPARTMENT**

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Dublin 24

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Mr. Jack O'Leary,  
Malachy Walsh and Partners,  
Park House,  
21 Denny Street,  
Tralee,  
Co. Kerry.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1543	Date of Final Grant 06/08/98
Decision Order Number 1258	Date of Decision 25/06/98
Register Reference S98A/0261	Date 27th April 1998

**Applicant** Kelliher's Garage Ltd.,

**Development** Single storey extension to rear of existing warehouse.

**Location** Unit 5, (Old PEI Building), Red Cow Business Park,  
Ballymount, Dublin 22.

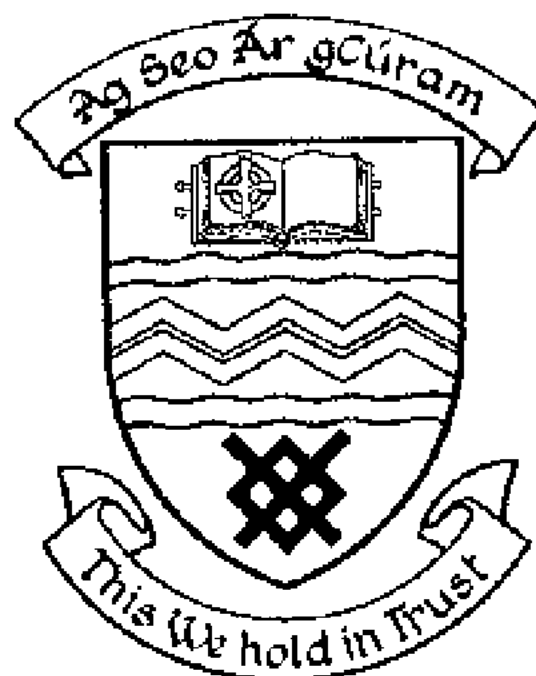
**Floor Area** 1810.000 Sq Metres

**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 (8) Conditions.

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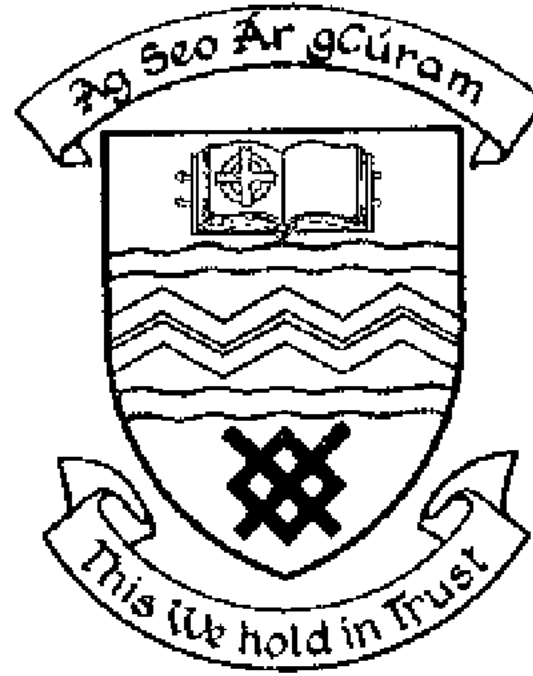
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**Conditions and Reasons**

- 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 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.
- 4 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.
- 5 That all external finishes harmonise in colour and texture with the existing premises.  
**REASON:**  
In the interest of visual amenity.
- 6 That a financial contribution in the sum of money equivalent to the value of £8,000 (eight thousand pounds) (16 x £500) 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

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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.

- 7 That the car parking area indicated on the submitted drawings shall be clearly marked out and be available at all times for car parking use and shall not be used for storage or display or other purposes.

REASON:

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

- 8 That a financial contribution in the sum of £4,360 (four thousand three hundred and sixty 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:

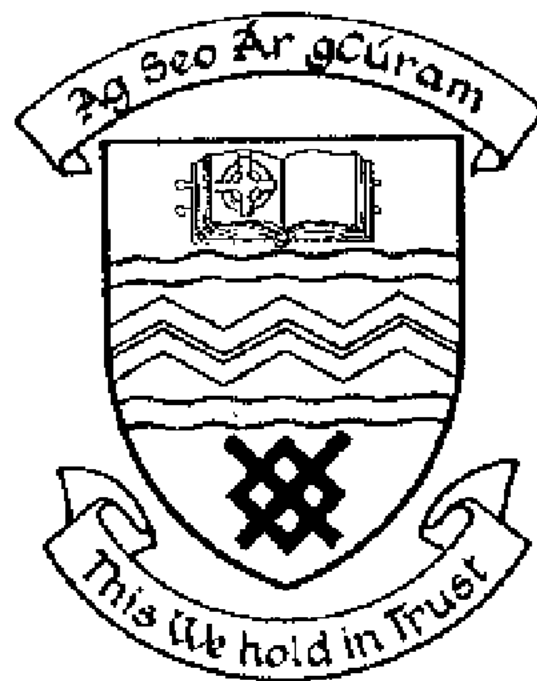
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- (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

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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.

.....7. August 1998  
for SENIOR ADMINISTRATIVE OFFICER