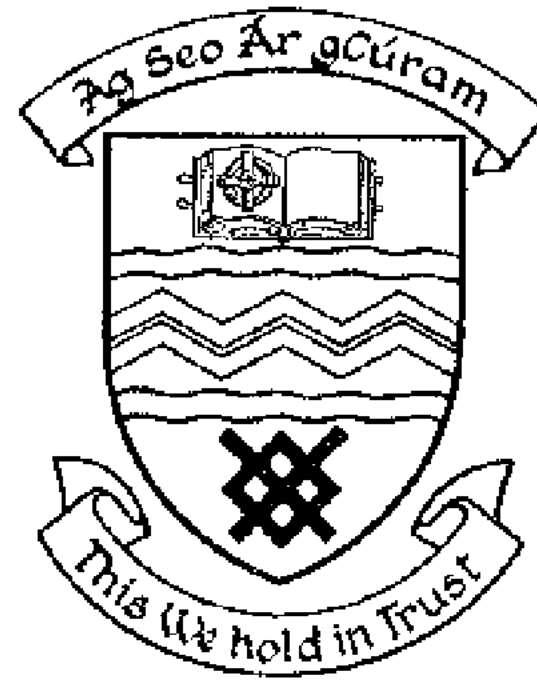


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0223	
1. Location	off Ballymount Road Upper, Dublin 12.		
2. Development	Construction of three terraced, single storey warehouses and double storey offices, totalling 4.080 m2.		
3. Date of Application	09/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects Address: 19 Merrion Square, Dublin 2		
5. Applicant	Name: Park Developments (Industrial) Ltd Address: 195 North Circular Road, Dublin 7.		
6. Decision	O.C.M. No. 1081 Date 04/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1403 Date 15/07/98	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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**PLANNING
DEPARTMENT**

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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
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Scott Tallon Walker Architects
19 Merrion Square,
Dublin 2

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1403	Date of Final Grant 15/07/98
Decision Order Number 1081	Date of Decision 04/06/98
Register Reference S98A/0223	Date 9th April 1998

Applicant Park Developments (Industrial) Ltd

Development Construction of three terraced, single storey warehouses and double storey offices, totalling 4.080 m2.

Location off Ballymount Road Upper, Dublin 12.

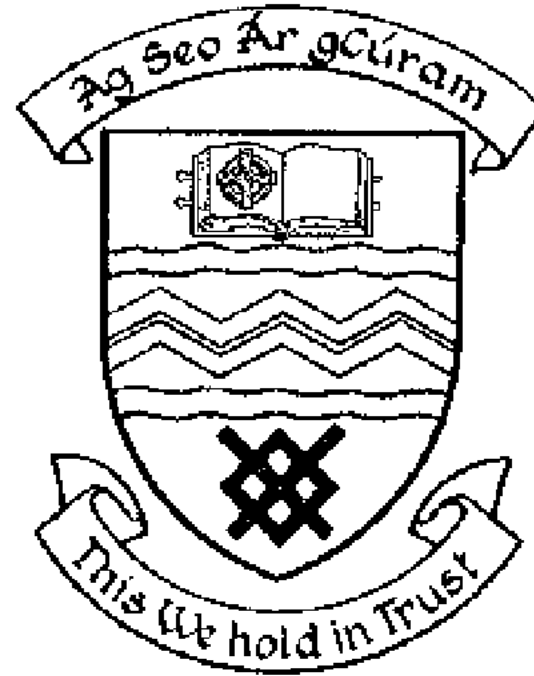
Floor Area 4080.000 Sq Metres

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 (11) Conditions.

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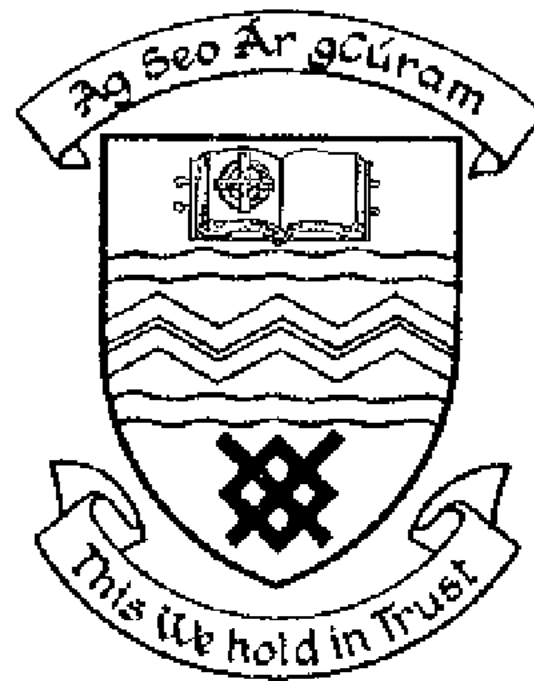
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Unsolicited Additional Information received on 27/04/98, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That the proposed offices be ancillary in use to the proposed warehouse units.
REASON:
In the interest of the proper planning and development of the area.
- 5 In respect of boundary treatment the following shall apply:-
 - . A dwarf wall and railing shall be provided along the south east boundary. Details of height materials and finish to match existing boundary treatment of adjacent site in the estate.
 - . That a solid steel railing be provided along the north west boundary (Walkinstown Embankment). Details of height materials and finish to match existing boundary treatment of adjacent site in the estate.REASON:
In the interest of the proper planning and development of the area.

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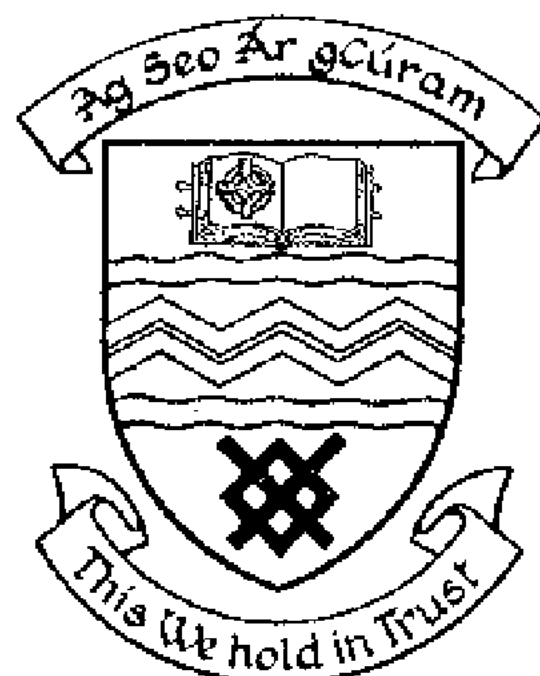
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- 6 That a number of car park spaces shall be omitted from the development along the boundary with Walkinstown Embankment and the layout shall be revised so as to provide for an increased landscape margin at this boundary. All details of landscaping layout and boundary treatment to be submitted for written agreement with the Planning Authority prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the land between Walkinstown Embankment and the proposed buildings must not be used for truck parking or other storage or display purposes but must be reserved for car parking and landscaping as shown of lodged plans.
REASON:
In the interest of traffic safety and visual amenity.
- 8 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.
- 9 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.
- 10 That a financial contribution in the sum of money equivalent to the value of £58,500 (fifty eight 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

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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.


- 11 That a financial contribution in the sum of £12,720 (twelve thousand seven hundred and twenty 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 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.


..... 16 July 1998
for SENIOR ADMINISTRATIVE OFFICER