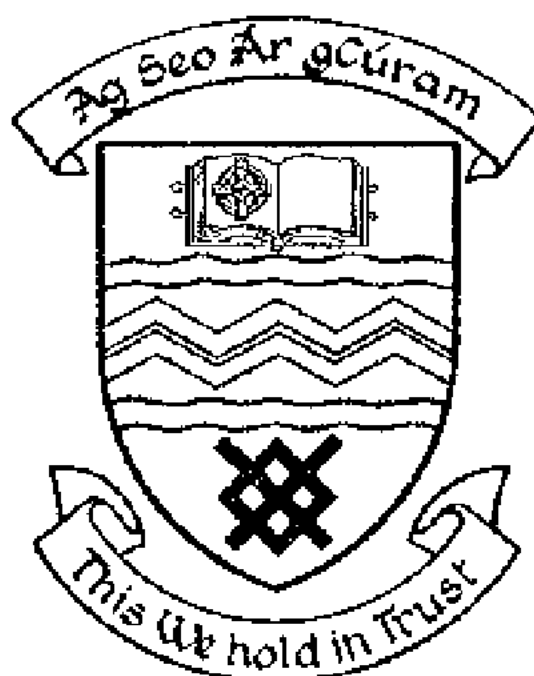


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0214	
1. Location	Unit 4, Parkway House, Ballymount Drive West, Walkinstown, Dublin 12.		
2. Development	An additional 236.5 sq.m. of floorspace at first floor level within existing warehouse, amendments to the North Elevation and the retention of additional carparking spaces within permitted development (Reg. Ref. S95A/0254) of 4 industrial units.		
3. Date of Application	07/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Owenstown House, Foster's Avenue,		
5. Applicant	Name: John McCabe, Address: 16 Lower, Hatch Street, Dublin 2.		
6. Decision	O.C.M. No. 1080 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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**

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

Telephone: 01-414 9000
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O'Mahony Pike Architects,
Owenstown House,
Foster's Avenue,
Blackrock,
Co. Dublin.

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 1080	Date of Decision 04/06/98
Register Reference S98A/0214	Date 7th April 1998

Applicant John McCabe,

Development An additional 236.5 sq.m. of floorspace at first floor level within existing warehouse, amendments to the North Elevation and the retention of additional carparking spaces within permitted development (Reg. Ref. S95A/0254) of 4 industrial units.

Location Unit 4, Parkway House, Ballymount Drive West, Walkinstown, Dublin 12.

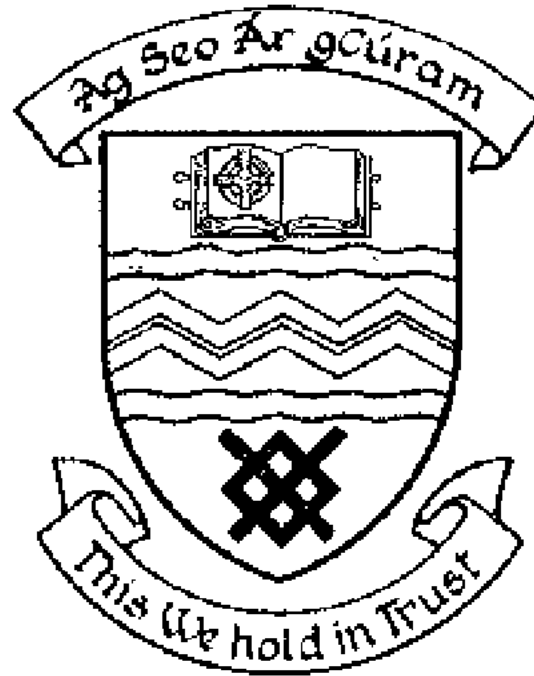
Floor Area 3394.000 Sq Metres

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 (7) Conditions.

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**PLANNING
DEPARTMENT**

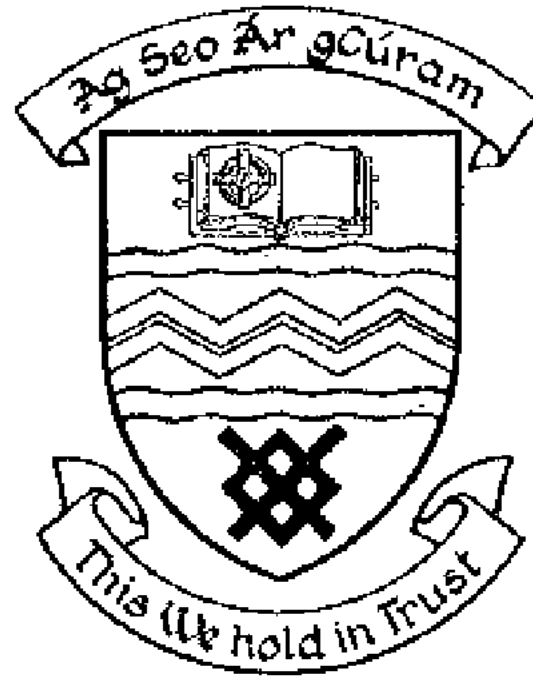
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Conditions and Reasons

- 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 21/04/98, 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 the use of the units shall be for light/general industrial/warehousing wholesale distribution with ancillary offices which shall not be subdivided either by way of sale, lease or otherwise.
REASON:
In the interest of the proper planning and development of the area.
- 3 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.
- 4 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.
- 5 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.
- 6 That the unauthorised free standing signs fronting onto Ballymount Drive West be removed from the site before 1st August 1998.
REASON:

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

- 7 That the arrangements made with regard to the payment of
financial contributions in respect of the overall
development, as required by Condition No's. 3 and 4 of
Register Reference S95A/0254 be strictly adhered to in
respect of this development.

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 these 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