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|-------------------------|---|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0822 | |
| 1. Location | Oak Road Western Business Park. Backing on to M50. | | |
| 2. Development | <p>9 no. industrial unit with offices on 2 no sites with area of 1 acre (.4 hectares) and 8.3 acres (3.35 hectares) respectively, on Oak Road, Western Business Park, Co. Dublin comprising of detached Units A&B each comprising of 2852sq.m of warehouse with a 4 storey office building of 830 sq.m; Unit C - detached unit comprising of 1010 sq.m of warehouse with a 3 storey office building of 456 sq.m units D, E and G - semi detached units each comprising of 697 sq.m of warehouse with 2 storey offices of 227 sq.m Unit H - semi detached unit comprising of 755 sq.m of warehouses and 2 storey offices of 227 sq.m Unit I detached unit comprising of 1182 sq.m of warehouse and a 2 storey office building of 394 sq.m Unit J detached unit comprising of 1227 sq.m of warehouse and a 2 storey office building of 430 sq.m all with associated car parking; with vehicular access either off Oak Road directly or off a new 9m wide cul de sac from Oak Drive, with associated site works also revisions to car parking layout to previously approved development Reg. Ref. S96A/0072 and S96A/0575 and also revision to entrance area to previously approved development Reg. Ref. S94A/0384 and S95A/0593.</p> | | |
| 3. Date of Application | 14/04/98 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 19/02/98 2. | 1. 14/04/98 2. |
| 4. Submitted by | Name: O Mahony Pike Architects Address: Owenstown House, Foster's Ave., | | |
| 5. Applicant | Name: Western Investments Limited, Address: St. Kierans Enterprise Centre, Furze Road, Sandyford Industrial Estate, Dublin 18. | | |
| 6. Decision | O.C.M. No. 1138 Date 11/06/98 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1486 Date 23/07/98 | Effect | |

| | | | |
|-----------------------------|--------------------|-------------------|----------------------|
| 8. | Appeal Notified | | |
| 9. | Appeal Decision | | |
| 10. Material Contravention | | | |
| 11. | Enforcement 0 | Compensation 0 | Purchase Notice 0 |
| 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

O Mahony Pike Architects
Owenstown House,
Foster's Ave.,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

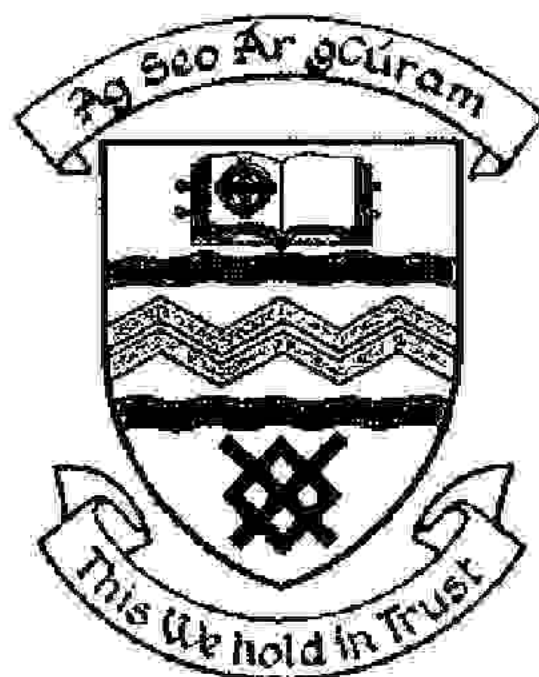
| | |
|--------------------------------------|-------------------------------------|
| Final Grant Order Number 1486 | Date of Final Grant 23/07/98 |
| Decision Order Number 1138 | Date of Decision 11/06/98 |
| Register Reference S97A/0822 | Date 14th April 1998 |

Applicant Western Investments Limited,

Development 9 no. industrial unit with offices on 2 no sites with area of 1 acre (.4 hectares) and 8.3 acres (3.35 hectares) respectively, on Oak Road, Western Business Park, Co. Dublin comprising of detached Units A&B each comprising of 2852sq.m of warehouse with a 4 storey office building of 830 sq.m; Unit C - detached unit comprising of 1010 sq.m of warehouse with a 3 storey office building of 456 sq.m units D, E and G - semi detached units each comprising of 697 sq.m of warehouse with 2 storey offices of 227 sq.m Unit H - semi detached unit comprising of 755 sq.m of warehouses and 2 storey offices of 227 sq.m Unit I detached unit comprising of 1182 sq.m of warehouse and a 2 storey office building of 394 sq.m Unit J detached unit comprising of 1227 sq.m of warehouse and a 2 storey office building of 430 sq.m all with associated car parking; with vehicular access either off Oak Road directly or off a new 9m wide cul de sac from Oak Drive, with associated site works also revisions to car parking layout to previously approved development Reg. Ref. S96A/0072 and S96A/0575 and also revision to entrance area to previously approved development Reg. Ref. S94A/0384 and S95A/0593.

Location Oak Road Western Business Park. Backing on to M50.

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Bosca 4122
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Baile Átha Cliath 24

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

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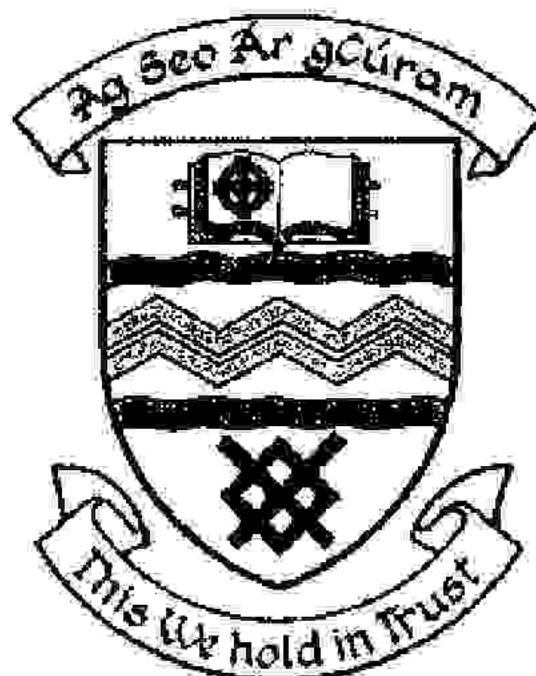
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Town Centre, Tallaght
Dublin 24

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

| | | |
|--|------------------|------------------|
| Floor Area | 15481.000 | Sq Metres |
| Time extension(s) up to and including | | |
| Additional Information Requested/Received | 19/02/98 | /14/04/98 |

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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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

**PLANNING
DEPARTMENT**

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

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 as amended by unsolicited additional information received on 28th and 30th January 1998 and additional information received on 14th April 1998, 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 proposed office areas be ancillary to the respective industrial premises to which they relate.
REASON
In the interest of the proper planning and development of the area.
- 3 That the development granted under Register Reference S96A/0549 for the construction of a link road at Oak Road be completed prior to occupancy of proposed premises.
REASON
To ensure adequate standard of services and development.
- 4 That a low wall or low wall with solid steel bar railing be provided along the site boundary. Details of boundary treatment and landscaping proposal shall be submitted for written agreement with the Planning Authority prior to commencement of development on site. All work to be completed prior to occupancy of units.
REASON
In the interest of the proper planning and development of the area.
- 5 That the mound of clay/rubble be disposed of in accordance with the requirements of the Planning Authority (Environmental Services Department.)
REASON
In the interest of the proper planning and development of the area.

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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

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

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

- 6 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.

- 7 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 and in this regard the following shall apply:-

- * applicant to ensure full and proper separation of foul and surface water systems.
- * no trade effluent to be discharged without prior written approval of Planning Authority.
- * all surface water run off from truck parking/ marshalling areas to be routed via a petrol/oil/diesel interceptor. Details to be submitted for written agreement with the Planning Authority (Environmental Services Department).

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

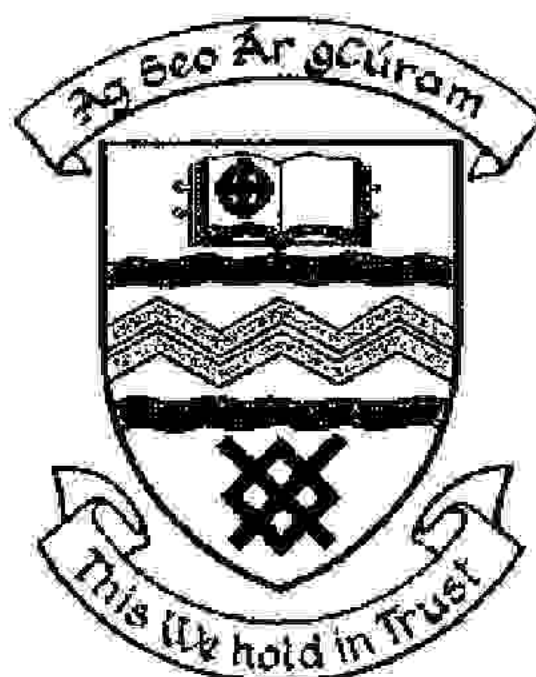
- 8 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan standards and in this regard the car parking area indicated on the submitted plans shall be clearly marked out and available at all times for carparking use and shall not be used for storage or display or other uses.

REASON:

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

- 9 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations, 1994 as amended, no advertising sign be erected on the west elevations of the proposed premises which would be visible from the M50 and

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

Bosca 4122
Lár an Bhaile, Tarnhlacht
Baile Átha Cliath 24

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

any other signage, except that which is exempted development shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

REASON

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

- 10 That materials and external finishes of premises shall be discussed and agreed in writing with the Planning Authority prior to commencement of development on site.

REASON

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

- 11 Details of the vehicular access from the existing homestead on Oak Drive to the adjacent site to be revised to the requirements of the Roads Department. All detail 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.

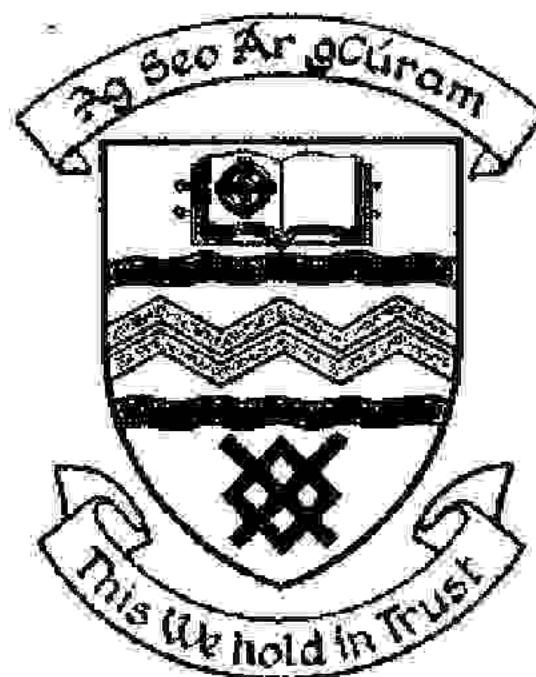
- 12 That a financial contribution in the sum of £56,400.00 (fifty six thousand four hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution 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.

- 13 That a financial contribution in the sum of money equivalent to the value of £93,000.00 (ninety three thousand 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

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

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.

- 14 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit of £90,000.00 (ninety thousand pounds), a Bond of an Insurance Company or other security of £140,000.00 (one hundred and forty thousand pounds) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

NOTE

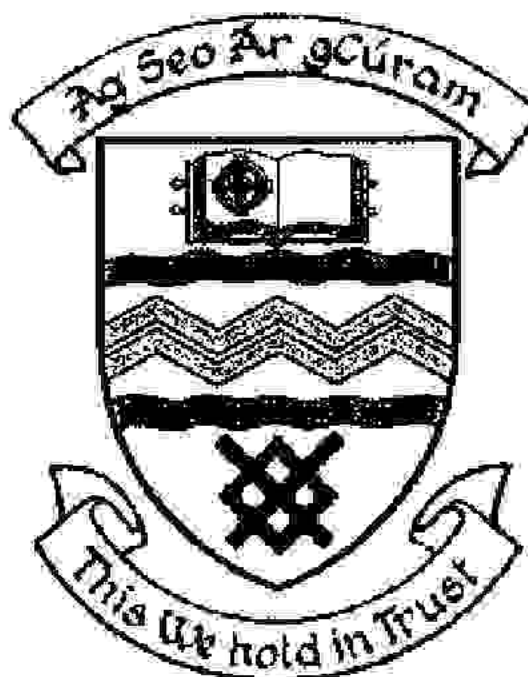
Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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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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
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Fax: 01-414 9104

-
- (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.

.....July 1998
for SENIOR ADMINISTRATIVE OFFICER

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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,
Town Centre, Tallaght,
Dublin 24.

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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 1138 | Date of Decision 11/06/98 |
| Register Reference S97A/0822 | Date 22nd December 1997 |

Applicant Western Investments Limited,

Development 9 no. industrial unit with offices on 2 no sites with area of 1 acre (.4 hectares) and 8.3 acres (3.35 hectares) respectively, on Oak Road, Western Business Park, Co. Dublin comprising of detached Units A&B each comprising of 2852sq.m of warehouse with a 4 storey office building of 830 sq.m; Unit C - detached unit comprising of 1010 sq.m of warehouse with a 3 storey office building of 456 sq.m units D, E and G - semi detached units each comprising of 697 sq.m of warehouse with 2 storey offices of 227 sq.m Unit H - semi detached unit comprising of 755 sq.m of warehouses and 2 storey offices of 227 sq.m Unit I detached unit comprising of 1182 sq.m of warehouse and a 2 storey office building of 394 sq.m Unit J detached unit comprising of 1227 sq.m of warehouse and a 2 storey office building of 430 sq.m all with associated car parking; with vehicular access either off Oak Road directly or off a new 9m wide cul de sac from Oak Drive, with associated site works also revisions to car parking layout to previously approved development Reg. Ref. S96A/0072 and S96A/0575 and also revision to entrance area to previously approved development Reg. Ref. S94A/0384 and S95A/0593.

Location Oak Road Western Business Park. Backing on to M50.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/02/98 /14/04/98

O Mahony Pike Architects
Owenstown House,
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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

**PLANNING
DEPARTMENT**
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REG REF. S97A/0822

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

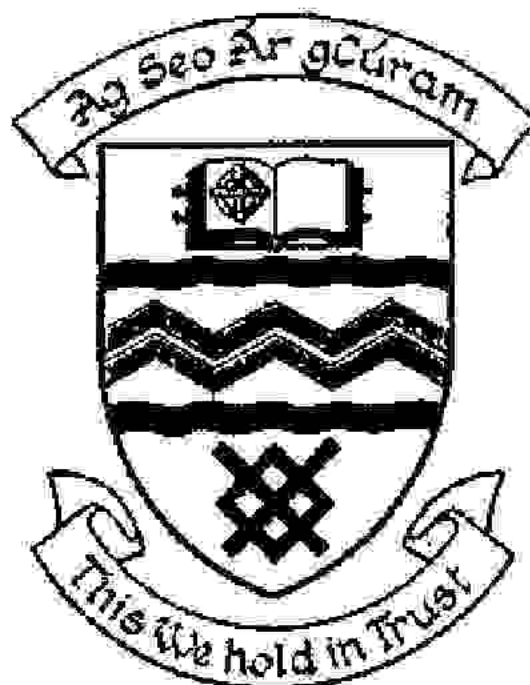
..... 12/06/98
for SENIOR ADMINISTRATIVE OFFICER

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 28th and 30th January 1998 and additional information received on 14th April 1998, 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 proposed office areas be ancillary to the respective industrial premises to which they relate.
REASON
In the interest of the proper planning and development of the area.

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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

REG. REF. S97A/0822

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DEPARTMENT

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

Telephone: 01-414 9000

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- 3 That the development granted under Register Reference S96A/0549 for the construction of a link road at Oak Road be completed prior to occupancy of proposed premises.

REASON

To ensure adequate standard of services and development.

- 4 That a low wall or low wall with solid steel bar railing be provided along the site boundary. Details of boundary treatment and landscaping proposal shall be submitted for written agreement with the Planning Authority prior to commencement of development on site. All work to be completed prior to occupancy of units.

REASON

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

- 5 That the mound of clay/rubble be disposed of in accordance with the requirements of the Planning Authority (Environmental Services Department.)

REASON

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

- 6 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.

- 7 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 and in this regard the following shall apply:-

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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,
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- * applicant to ensure full and proper separation of foul and surface water systems.
- * no trade effluent to be discharged without prior written approval of Planning Authority.
- * all surface water run off from truck parking/ marshalling areas to be routed via a petrol/oil/diesel interceptor. Details to be submitted for written agreement with the Planning Authority (Environmental Services Department).

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 8 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards and in this regard the car parking area indicated on the submitted plans shall be clearly marked out and available at all times for carparking use and shall not be used for storage or display or other uses.

REASON:

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

- 9 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations, 1994 as amended, no advertising sign be erected on the west elevations of the proposed premises which would be visible from the M50 and any other signage, except that which is exempted development shall require a grant of permission by the 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

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

Telephone: 01-414 9000

Fax: 01-414 9104

- 10 That materials and external finishes of premises shall be discussed and agreed in writing with the Planning Authority prior to commencement of development on site.

REASON

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

- 11 Details of the vehicular access from the existing homestead on Oak Drive to the adjacent site to be revised to the requirements of the Roads Department. All detail 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.

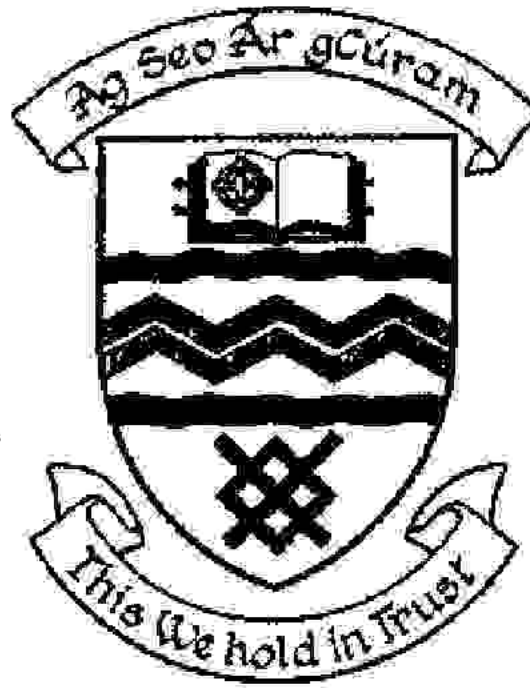
- 12 That a financial contribution in the sum of £56,400.00 (fifty six thousand four hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution 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.

- 13 That a financial contribution in the sum of money equivalent to the value of £93,000.00 (ninety three thousand 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

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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.

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

~~REG REF. S97A/0822~~

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.

- 14 Before the development is commenced, the developer shall
lodge with South Dublin County Council a Cash Deposit of
£90,000.00 (ninety thousand pounds), a Bond of an Insurance
Company or other security of £140,000.00 (one hundred and
forty thousand pounds) to secure the provision and
satisfactory completion and maintenance until taken-in-
charge by the said Council of roads, footpaths, sewers,
watermains, drains, public lighting and other services
required in connection with the development, coupled with
the agreement empowering the said Council to apply such
security or part thereof for the satisfactory completion or
maintenance as aforesaid of any part of the development.

REASON:

To ensure that a ready sanction may be available to the
Council to induce the provision of services and prevent
disamenity in the development.

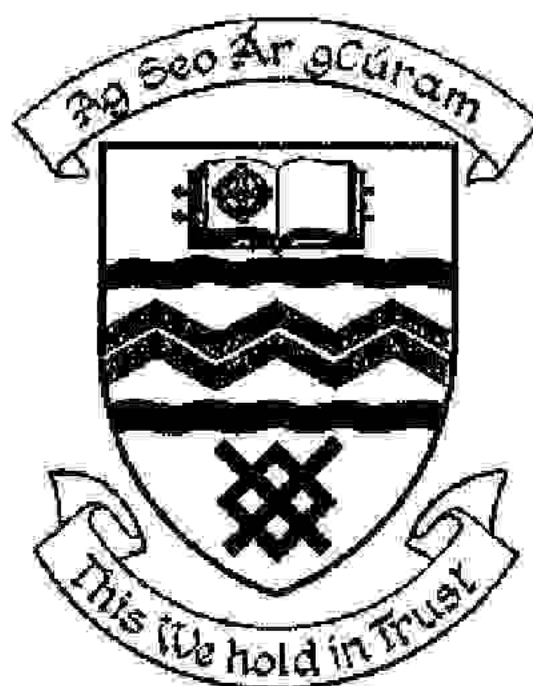
NOTE

Applicant is advised that in the event of encroachment or
oversailing of the adjoining property, the consent of the
adjoining property owner is required.

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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
Fax: 01-414 9104

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 0324 | Date of Decision 19/02/98 |
| Register Reference S97A/0822 | Date 22nd December 1997 |

**Applicant
Development**

Western Investments Limited,
9 no. industrial unit with offices on 2 no sites with area
of 1 acre (.4 hectares) and 8.3 acres (3.35 hectares)
respectively, on Oak Road, Western Business Park, Co. Dublin
comprising of detached Units A&B each comprising of 2853sq.m
of warehouse with a 4 storey office building of 830 sq.m;
Unit C - detached unit comprising of 1010 sq.m of warehouse
with a 3 storey office building of 456 sq.m units D, E and G
- semi detached units each comprising of 697 sq.m of
warehouse with 2 storey offices of 251 sq.m Unit H semi
detached unit comprising of 755 sq.m of warehouses and 2
storey offices of 251 sq.m Unit I detached unit comprising
of 1182 sq.m of warehouse and a 2 storey office building of
394 sq.m Unit J detached unit comprising of 1227 sq.m of
warehouse and a 2 storey office building of 430 sq.m all
with associated car parking; with vehicular access either
off Oak Road directly or off a new 9m wide cul de sac from
Oak Drive, with associated site works for Western
Investments Ltd.

Location Oak Road Western Business Park. Backing on to M50.

App. Type Permission

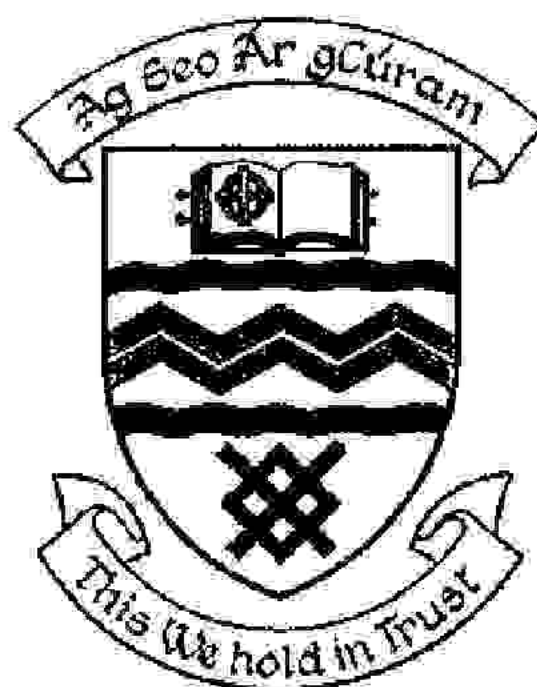
Dear Sir/Madam,

With reference to your planning application, received on 22/12/97 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 It is noted that the proposed site area may encroach on
sites of previously approved development.

O Mahony Pike Architects
Owenstown House,
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REG REF. S97A/0822

- . In respect of development granted under register reference S96A/0072 and subsequently under S96A/0575 the applicant is requested to clarify on drawings how the proposed development would affect the approved development. The Planning Authority is particularly concerned about any resultant shortfall in car parking and all details should include approved car parking and building layout.
- . In respect of development granted under register reference S94A/0394 and subsequently under S95A/0593 the applicant is requested to clarify his intentions with respect to proposed access to Walsh Western from Oak Drive. In this regard details of all boundary treatment to be submitted. The Planning Authority requires that a low wall and railings of suitable materials and finish be provided along the road frontage with Oak Drive and Oak Road.
- 2 The applicant is requested to clarify the status of Oak Road and whether or not it will be available for use prior to occupancy of the proposed premises.
- 3 In respect of the unsolicited additional information received 28th and 30th January the applicant is requested to confirm any variations in the original proposed floor areas of the proposed development.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

19/02/98