

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0780	
1. Location	Unit 'B', Merrywell Industrial Estate , Ballymount Road Lower, Dublin 12.		
2. Development	Retention of Unit B with various alterations to original application including the widening of roller shutter bay to the front, the addition of a second roller shutter to the side elevation, plus an increase in floor area to the ancillary offices.		
3. Date of Application	01/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John O'Keefe & Associates, Address: 17 Ailesbury Grove, Dundrum,		
5. Applicant	Name: Stafford Freight Ltd., Address: Unit 15, Clondalkin Industrial Estate, Dublin 22.		
6. Decision	O.C.M. No. 0182  Date 29/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0440  Date 11/03/98	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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John O'Keefe & Associates,  
17 Ailesbury Grove,  
Dundrum,  
Dublin 16.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0440	Date of Final Grant 11/03/98
Decision Order Number 0182	Date of Decision 29/01/98
Register Reference S97A/0780	Date 1st December 1997

**Applicant** Stafford Freight Ltd.,

**Development** Retention of Unit B with various alterations to original application including the widening of roller shutter bay to the front, the addition of a second roller shutter to the side elevation, plus an increase in floor area to the ancillary offices.

**Location** Unit 'B', Merrywell Industrial Estate ,  
Ballymount Road Lower, Dublin 12.

**Floor Area** 1320.260 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

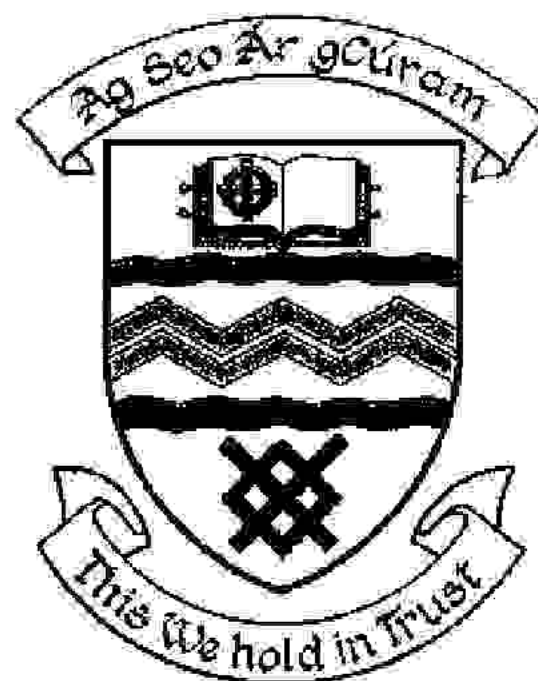
A Permission has been granted for the development described above,  
subject to the following (8) conditions.



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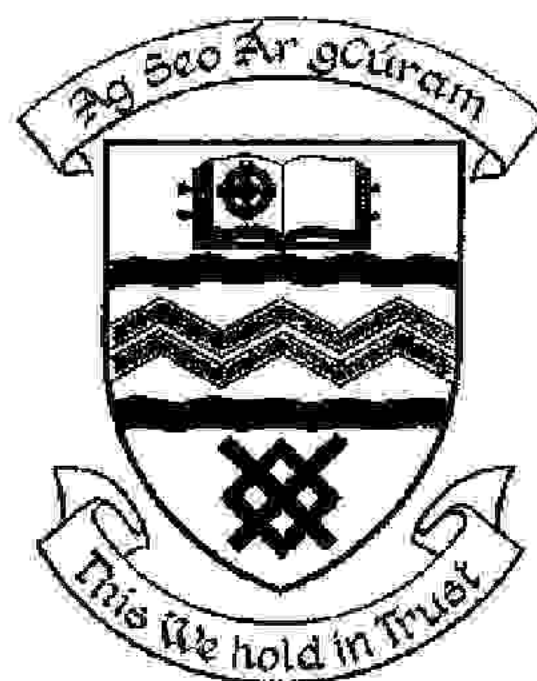
**Conditions and Reasons**

- 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 conditions of permission granted under register reference S96A/0175 including conditions in regard to financial contributions and save as may be required by 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 materials and finishes of external alteration be consistent with the existing premises.  
REASON:  
In the interest of orderly development.
- 3 That 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 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 in the submitted plans shall be clearly marked out and available at all times for car parking uses and shall not be used for the storage or display of goods or other uses.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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of Planning Authority or An Bord Pleanála on appeal.

**REASON:**

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

- 7 That the arrangements made with regard to the payment of the financial contribution in the sum of £55,000 (fifty five thousand pounds) in respect of the overall development, as required by Condition No. 13 of planning permission granted under Reg. Ref. S96A/0175 be strictly adhered to in respect of this proposal.

**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.

- 8 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £88,000 (eighty eight thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
or./...
- b. Lodgement with the Council of a Cash Sum of £55,000 (fifty five thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.  
or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**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.



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- (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.

.....  
for SENIOR ADMINISTRATIVE OFFICER

18 March 1998