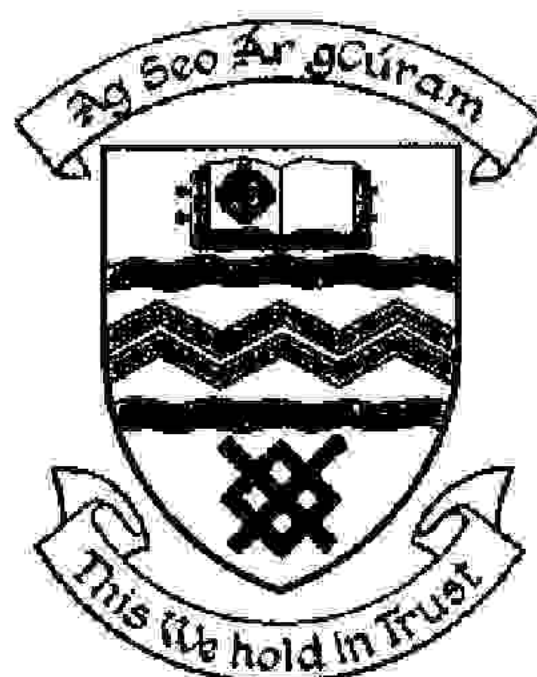


|                             |  |  |                 |
|-----------------------------|--|--|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S97A/0605                     |                 |
| 1. Location                 | Ballymount Avenue, Ballymount, Dublin 12.  |  |                 |
| 2. Development              | Construction of three warehouses with ancillary offices and carparking.  |  |                 |
| 3. Date of Application      | 17/09/97   | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of Application     | Permission   | 1.<br><br>2.   | 1.<br><br>2.    |
| 4. Submitted by             | Name: Oppermann Associates,<br>Address: The Black Church, St. Mary's Place,  |  |                 |
| 5. Applicant                | Name: B. W. Properties,<br>Address: Unit 2, Block K, Ballymount Drive, Ballymount, Dublin 12.                                  |  |                 |
| 6. Decision                 | O.C.M. No. 4133<br><br>Date 26/11/97   | Effect<br>AP GRANT PERMISSION                          |                 |
| 7. Grant                    | O.C.M. No. 0048<br><br>Date 15/01/98   | Effect<br>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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                 |

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



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

Telephone: 01-462 0000  
Fax: 01-462 0104

Oppermann Associates,  
The Black Church,  
St. Mary's Place,  
Dublin 7.

**NOTIFICATION OF GRANT OF Permission****LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 0048 | Date of Final Grant 15/01/98 |
| Decision Order Number 4133    | Date of Decision 26/11/97    |
| Register Reference S97A/0605  | Date 17th September 1997     |

**Applicant** B. W. Properties,

**Development** Construction of three warehouses with ancillary offices and carparking.

**Location** Ballymount Avenue, Ballymount, Dublin 12.

**Floor Area** 2245.000 Sq Metres

**Time extension(s)** up to and including 01/12/97

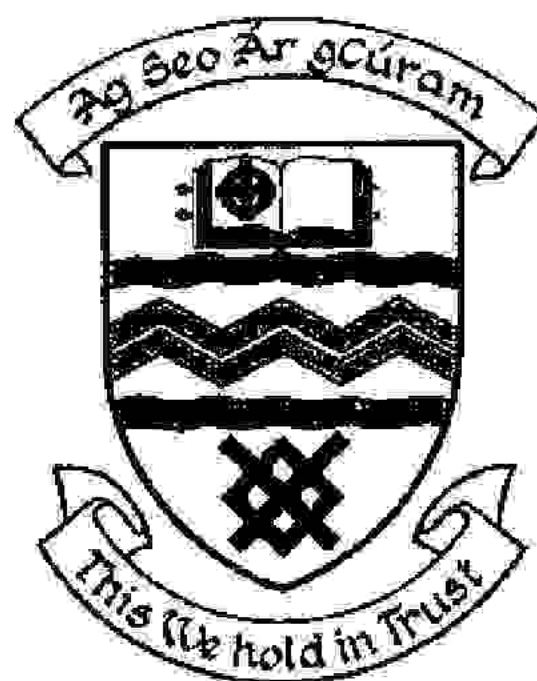
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (11) 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 and as amended by unsolicited additional information received on 19th November 1997 and shall otherwise be in accordance with all conditions of permission granted under register reference S97A/0435, 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 there shall be no vehicular access to the site from the new distributor road located to the east of the site.  
REASON:  
In the interest of safe traffic turning movements.
  
- 3 That footpath, kerb and grass verge be provided along the site frontage to the south of the site in accordance with the requirements of the Planning Authority (Roads Department).  
REASON:  
In the interest of provision of a satisfactory standard of development.
  
- 4 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.
  
- 5 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 complete separation of foul and surface water system.
  - . applicant to submit cover and invert level of foul and surface water drainage system prior to commencement of development for written agreement with the Planning Authority.
  - . applicant to submit details of adequate protection for the 225mm diameter open jointed pipe beneath



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building for written agreement with the Planning Authority.  
applicant to ascertain and strictly adhere to all requirements of the Planning Authority (Environmental Services Department) in respect of water supply.

**REASON:**

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

- 6 That no industrial effluent be permitted without prior approval from Planning Authority.

**REASON:**

In the interest of health.

- 7 That the car parking area as indicated in submitted plans (received on 19th November 1997) be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

**REASON:**

In the interest of traffic safety and orderly development.

- 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 details of landscaping and boundary treatment be submitted for written agreement with the Planning Authority prior to commencement of development. Details to include a dwarf wall and railing along the boundary. Materials of this wall to harmonise with premises and adjoining boundary.

**REASON:**

In the interest of orderly development.

- 10 That a financial contribution in the sum of £8,040 (eight thousand and forty 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.

# SOUTH DUBLIN COUNTY COUNCIL

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**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.

- 11 That a financial contribution in the sum of money equivalent to the value of £32,000 (thirty two 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 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.

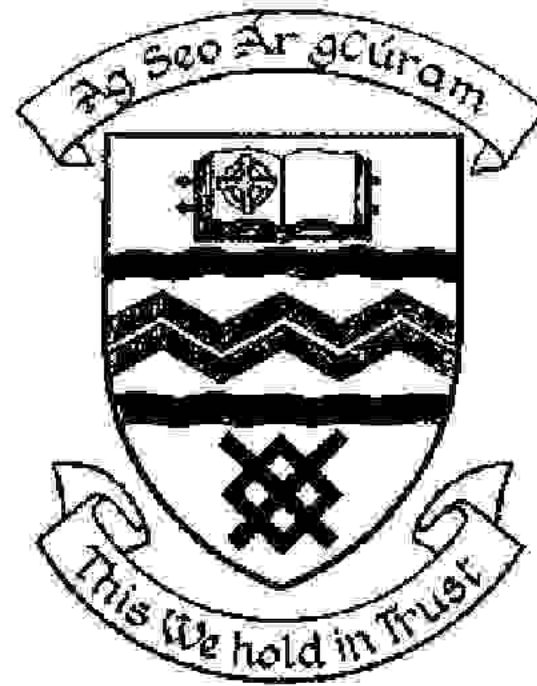
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

  
 .....15 January 1998  
 for SENIOR ADMINISTRATIVE OFFICER



**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>Decision Order Number</b> 4062   | <b>Date of Decision</b> 13/11/97 |
| <b>Register Reference</b> S97A/0605 | <b>Date</b> 17th September 1997  |

**Applicant** B. W. Properties,  
**App. Type** Permission  
**Development** Construction of three warehouses with ancillary offices and  
carparking.

**Location** Ballymount Avenue, Ballymount, Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 01/12/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

13/11/97

Oppermann Associates,  
The Black Church,  
St. Mary's Place,  
Dublin 7.