

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0579	
1. Location	6C Ballymount Drive Industrial Estate, Walkinstown, Dublin 12.		
2. Development	An additional industrial unit adjacent to existing premises.		
3. Date of Application	09/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/11/97 2.	1. 02/01/98 2.
4. Submitted by	Name: Rene McNally Associates Limited, Address: 4 Herbert Place, Dublin 2.		
5. Applicant	Name: Liberty Industries Limited, Address: Unit 6C, Ballymount Drive Industrial Estate, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0362  Date 26/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0682  Date 09/04/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	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**

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Rene McNally Associates Limited,  
4 Herbert Place,  
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**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0682	Date of Final Grant 09/04/98
Decision Order Number 0362	Date of Decision 26/02/98
Register Reference S97A/0579	Date 2nd January 1998

**Applicant** Liberty Industries Limited,

**Development** An additional industrial unit adjacent to existing premises.

**Location** 6C Ballymount Drive Industrial Estate, Walkinstown, Dublin 12.

**Floor Area** 362.000 Sq Metres

**Time extension(s)** up to and including

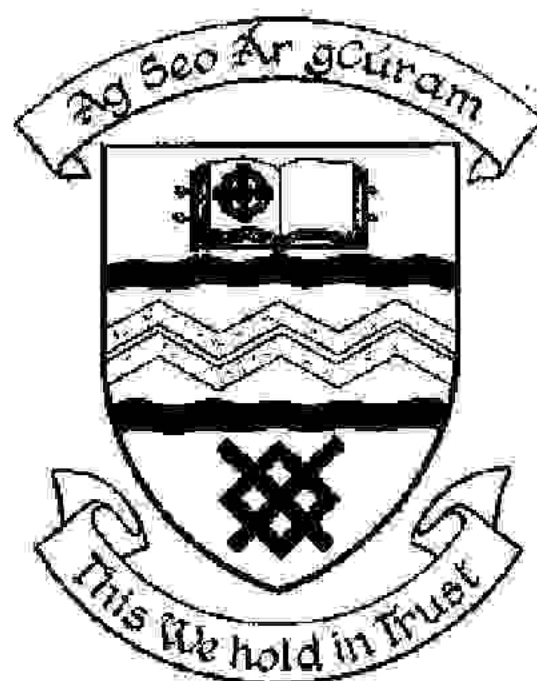
**Additional Information Requested/Received** 05/11/97 /02/01/98

A Permission has been granted for the development described above,  
subject to the following (12) 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 additional information received on 02/01/98, 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 line of the Walkinstown Embankment Route be set out and agreed on site with the Planning Authority (Roads Department) prior to commencement of development on site.

**REASON:**

To accord with the roads objectives as set out in the Development Plan and in the interest of the proper planning and development of the area.

- 3 That the proposed building line be set back an additional 1m so that a minimum building line of 6m at the east end and 8.5m at the west end is provided for from the southern boundary/Walkinstown Embankment route reservation line and 1m wide landscaped margin be provided for within the site. The applicant is advised that the standard building line set back from this road is 9m and the applicant must take all necessary measures to alleviate noise levels within the building.

**REASON:**

To ensure an adequate standard of development in the interest of the proper planning and development of the area.

- 4 In respect of boundary treatment the following shall apply:-

- . subject to the requirements of the Roads Department, a dwarf wall and railing (solid steel bars and specifically not palisade fencing) shall be provided along the southern boundary (Walkinstown/Embankment Route). The wall shall be externally faced with maintenance free materials and all materials and finishes to harmonise with proposed premises.
- . a 1m landscaped grass margin to be provided along the southern boundary with at least four no.



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trees of indigenous species.

- . all landscaping to be completed prior to occupancy of proposed premises.
- . all details to be agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 5 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.

- 6 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.

- 7 That no advertising sign or structure be erected except those which are exempted development, without prior 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.

- 8 Having regard to Condition No's. 2, 3 and 4, the car parking area shall be clearly marked out and each of the eleven spaces to be 6m x 3m dimensions. All car parking areas to be 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 the proper planning and development of the area.

- 9 That the area between the building and roads must not be used for truck parking or other storage or display purposes,

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but must be reserved for car parking and landscaping as shown on lodged plans as amended by conditions of this permission.

REASON:

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

- 10 All unauthorised structures to be removed from site prior to development commencing.

REASON:

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

- 11 That a financial contribution in the sum of money equivalent to the value of £5,500 (five 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 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.

- 12 That a financial contribution in the sum of £2,923 (two thousand nine hundred and twenty three 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



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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.

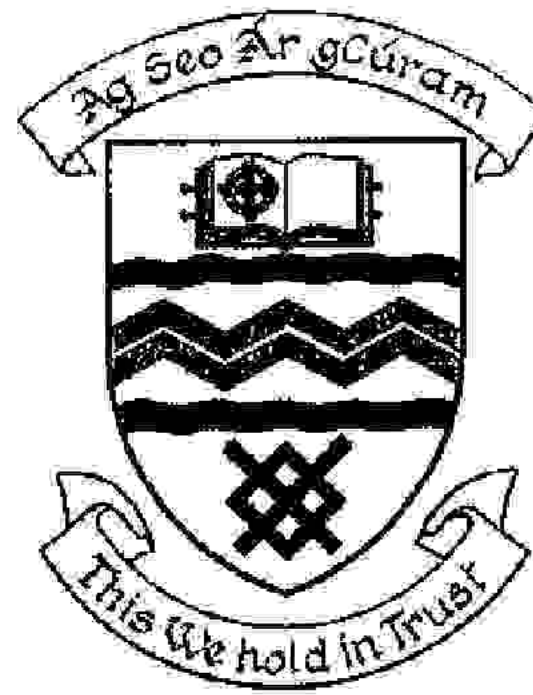
Signed on behalf of South Dublin County Council.

 ..... 15th April 1998  
 for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number 3083</b>	<b>Date of Decision 05/11/97</b>
<b>Register Reference S97A/0579</b>	<b>Date 9th September 1997</b>

**Applicant** Liberty Industries Limited,  
**Development** An additional industrial unit adjacent to existing premises.  
**Location** 6C Ballymount Drive Industrial Estate, Walkinstown, Dublin 12.  
**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/09/97 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 The applicant is requested to state whether or not it is feasible to scale back the proposed development in order to provide for a landscape margin and improved circulation area within the site without compromising car parking provision. If so the applicant is requested to submit revised site layout and detailed landscape proposals.
- 2 The applicant is requested to clarify the situation with regard to the existing containers/structures which appear to be unauthorised on the site.

Signed on behalf of South Dublin County Council

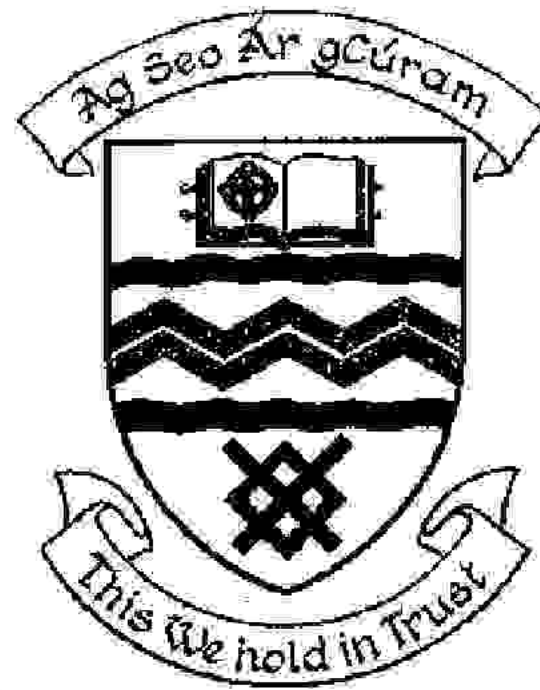
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.....  
for Senior Administrative Officer

05/11/97