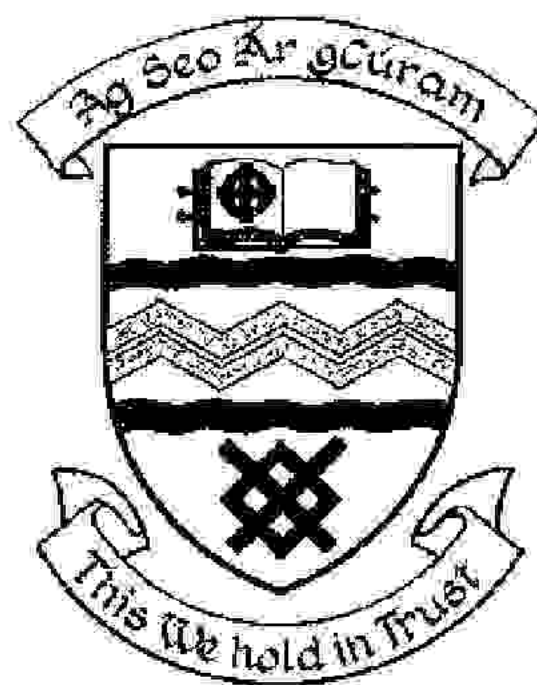


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0408	
1. Location	Unit L4, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12		
2. Development	An industrial warehouse unit.		
3. Date of Application	24/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/08/97 2.	1. 23/09/97 2.
4. Submitted by	Name: High Tech Draughting Services Address: 11 Belgard Heights, Tallaght,		
5. Applicant	Name: Beaumark Ltd Address: Unit 11 Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 4118  Date 20/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0032  Date 07/01/98	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.	

REG. REF. S97A/0408 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamlacht,  
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

High Tech Draughting Services  
11 Belgard Heights,  
Tallaght,  
Dublin 24

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0032	Date of Final Grant 07/01/98
Decision Order Number 4118	Date of Decision 20/11/97
Register Reference S97A/0408	Date 23rd September 1997

**Applicant** Beaumark Ltd

**Development** An industrial warehouse unit.

**Location** Unit L4, Ballymount Drive, Ballymount Industrial Estate,  
Walkinstown, Dublin 12

**Floor Area** 276.500 Sq Metres

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

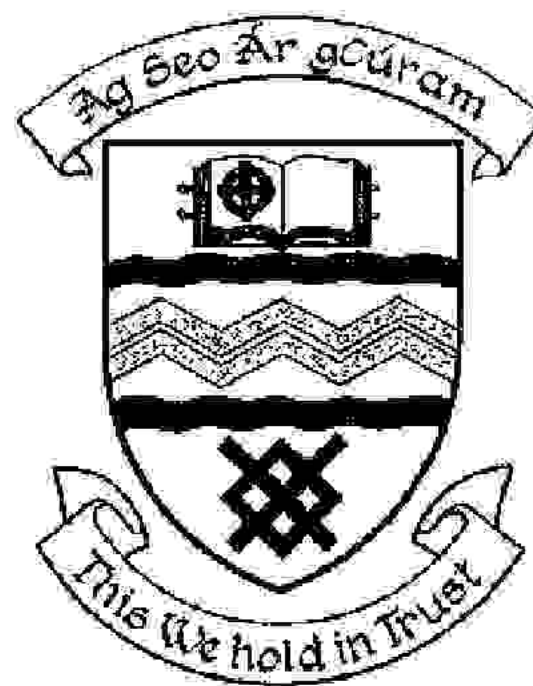
**Additional Information Requested/Received** 21/08/97 /23/09/97

A Permission has been granted for the development described above,  
subject to the following (11) Conditions.

REG REF. S97A/0408 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

---

**Conditions and Reasons**

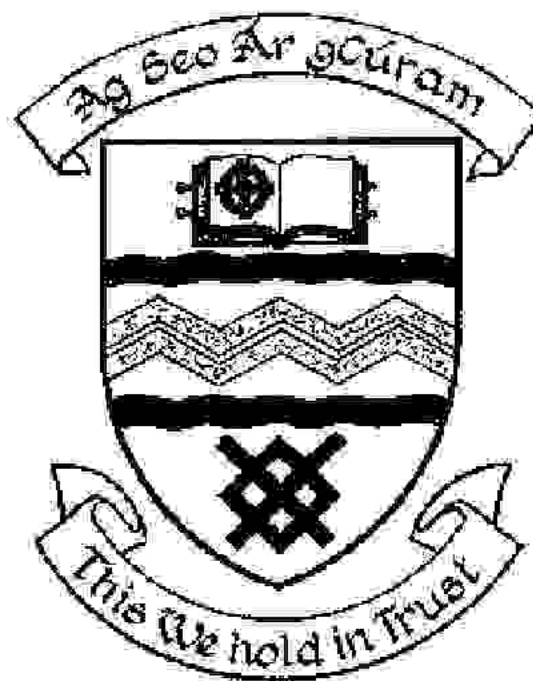
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 23/09/97, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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.
- 3 That the requirements of the Environmental Services Department of the Planning Authority be ascertained and strictly adhered to in the development in respect of water supply and drainage arrangements including the disposal of surface water.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.  
REASON:



REG. REF. S97A/0408 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

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

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

. a dwarf wall and railing shall be provided along the boundary with the Walkinstown Embankment Route. The wall shall be faced externally with maintenance free material and all materials to harmonise with premises.

. The grass margin shall be provided with at least four trees of indigenous species. All landscaping to be completed prior to occupation of unit.

Details to be agreed with the Planning Authority.

REASON:

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

8 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.

9 All materials and finish of premises to be harmonious with existing premises.

REASON:

In the interest of orderly development.

10 That a financial contribution in the sum of £2,232 (two thousand two hundred and thirty two 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.

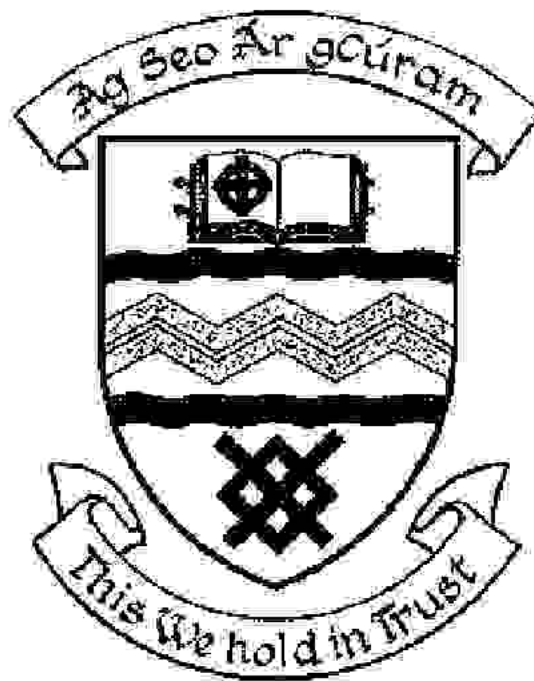
REASON:

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.

REG REF. S97A/0408 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

- 11 That a financial contribution in the sum of money equivalent to the value of £4,000 (four 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.

.....*AD*.....January 1998  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0408	
1. Location	Unit L4, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12		
2. Development	Permission sought for industrial warehouse unit.		
3. Date of Application	24/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: High Tec Draughting Services Address: 11 Belgard Heights, Tallaght,		
5. Applicant	Name: Beaumark Ltd Address: Unit 11 Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 1676  Date 21/08/97	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No.  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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



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

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

Decision Order Number 1676	Date of Decision 21/08/97
Register Reference S97A/0408	Date 24th June 1997

Applicant Development Beaumark Ltd  
Permission sought for industrial warehouse unit.

Location Unit L4, Ballymount Drive, Ballymount Industrial Estate,  
Walkinstown, Dublin 12

App. Type Permission

Dear Sir/Madam,  
With reference to your planning application, received on 24/06/97 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 In respect of surface water and foul drainage the applicant is requested to submit:

- \* full details of proposed drainage layout and
- \* written evidence of permission to connect to private sewer.

2 Applicant is requested to submit full details of existing and proposed watermain, valve and hydrant layout. Applicant is advised that layout to be in accordance with Part B of the 1991 Building Regulations.  
\*\* N. B. \*\* Applicant to note that no building is to lie within 5m of existing proposed watermain or sewer which is public or has the potential to be taken in charge by the County Council.

High Tec Draughting Services  
11 Belgard Heights,  
Tallaght,  
Dublin 24

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

~~REG REF. S97A/0408~~

- 3 The applicant is requested to submit detailed proposals for  
landscaping and boundary treatment.

signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

21/08/97