

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0331	
1. Location	M50 Business Park on the site bounded by Ballymount Avenue to the north and the new road to the west.		
2. Development	Office and warehouse building.		
3. Date of Application	23/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/06/97 2.	1. 18/06/97 2.
4. Submitted by	Name: Mark Duffy, Address: Duffy Mitchell Architects, 13 Fitzwilliam Square, Dublin 2.		
5. Applicant	Name: P.E.I. Ltd., Address: Red Cow Business Park, Ballymount, Dublin 22.		
6. Decision	O.C.M. No. 1640 Date 14/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1958 Date 29/09/97	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.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Mark Duffy,
Duffy Mitchell Architects,
13 Fitzwilliam Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1958	Date of Final Grant 29/09/97
Decision Order Number 1640	Date of Decision 14/08/97
Register Reference S97A/0331	Date 18th June 1997

Applicant P.E.I. Ltd.,

Development Office and warehouse building.

Location M50 Business Park on the site bounded by Ballymount Avenue to the north and the new road to the west.

Floor Area 2506.000 Sq Metres

Time extension(s) up to and including

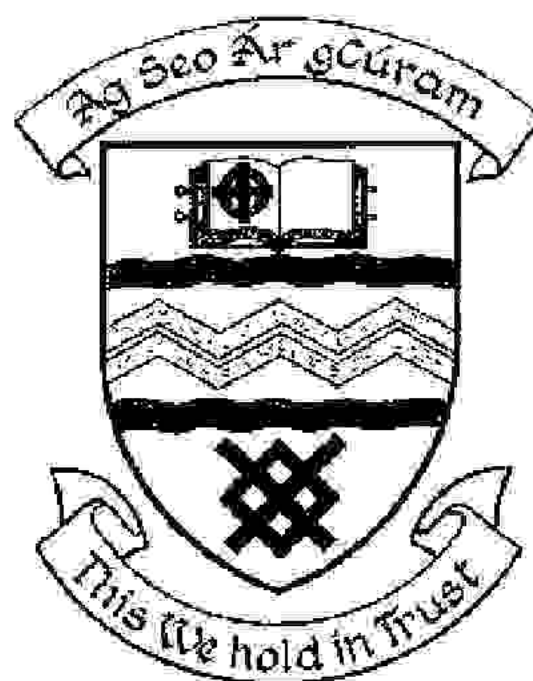
Additional Information Requested/Received 13/06/97 /18/06/97

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, 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 In respect of water supply and drainage arrangements including the disposal of surface water, all requirements of the Environmental Services Department shall be ascertained and strictly adhered during the development. The applicant shall discuss and agree details prior to commencement of development on site and in this regard the following shall apply.

The applicant to submit written evidence of permission from the owners to connect to existing 225mm foul and 525mm surface water sewers adjacent to Ballymount Avenue:

- . connection to existing sewers to be made at soffit to soffit level or as determined by Environmental Services Department.
- . applicant to provide details of existing private foul and surface water sewer network up to and including connection to public network on an ordnance survey map (scale 1/25000).
- . no building to be within 5m of existing or proposed sewers with the potential of being taken in charge.

REASON:

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

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

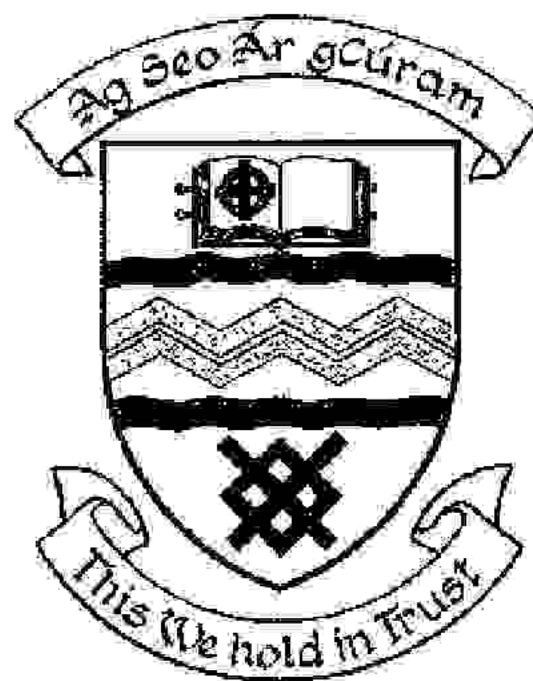
REASON:

In the interest of health.

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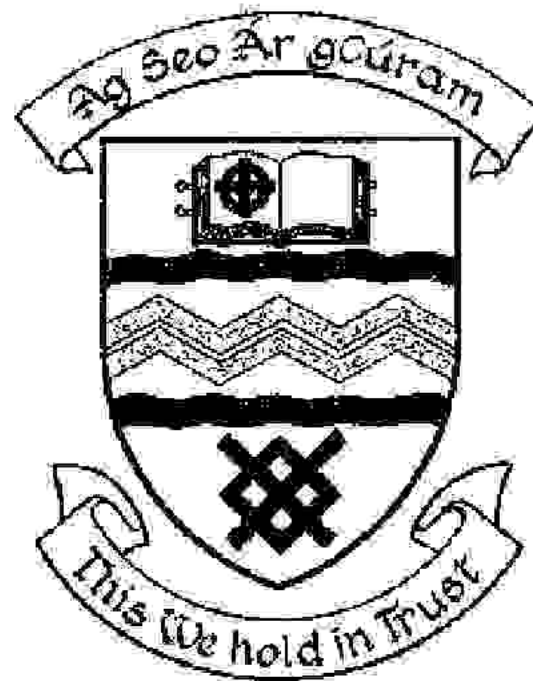
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-
- 5 That the car parking area indicated on the submitted plans as spaces nos. 1-46 inclusive shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the area as designated for an additional 23 car park spaces shall be reserved for future car parking requirements and the Planning Authority shall reserve the right to require the applicant to provide these spaces if required.
REASON:
In the interest of the proper planning and development of the area.
- 7 That a dwarf wall and railing shall be provided along the site boundary with the public road frontage. Materials shall be harmonious with the premises and adjacent boundary treatment.
REASON:
In the interest of the proper planning and development of the area.
- 8 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted for written agreement with the Planning Authority before any development commences.
REASON:
In the interest of the proper planning and development of the area.
- 9 That full details of the roof and treatment of external walls, to include colour and texture, shall be submitted to

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and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 10 That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 11 That a financial contribution in the sum of money equivalent to the value of £42,950 (forty two thousand nine hundred and fifty 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 £10,200 (ten thousand two 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.

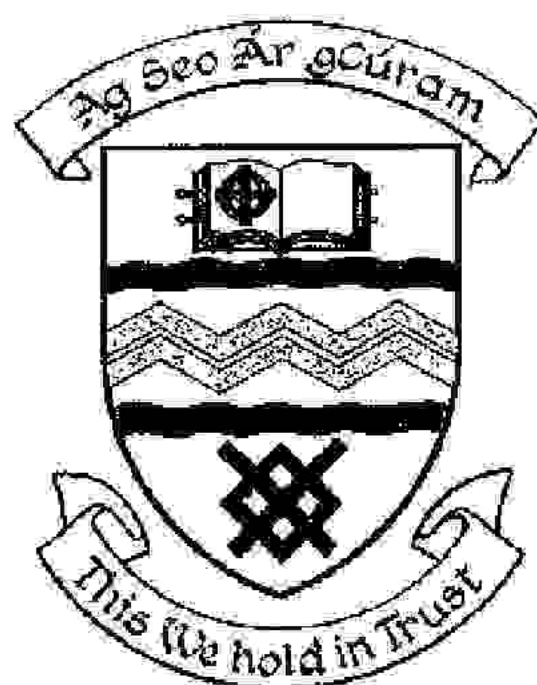
REASON:

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.

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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.

  September 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1640	Date of Decision 14/08/97
Register Reference S97A/0331	Date 23rd May 1997

Applicant P.E.I. Ltd.,

Development office and warehouse building.

Location M50 Business Park on the site bounded by Ballymount Avenue to the north and the new road to the west.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/06/97 /18/06/97

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

..... 14/08/97
for SENIOR ADMINISTRATIVE OFFICER

Mark Duffy,
Duffy Mitchell Architects,
13 Fitzwilliam Square,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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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 In respect of water supply and drainage arrangements including the disposal of surface water, all requirements of the Environmental Services Department shall be ascertained and strictly adhered during the development. The applicant shall discuss and agree details prior to commencement of development on site and in this regard the following shall apply.

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- . connection to existing sewers to be made at soffit to soffit level or as determined by Environmental Services Department.
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- . no building to be within 5m of existing or proposed sewers with the potential of being taken in charge.

REASON:

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

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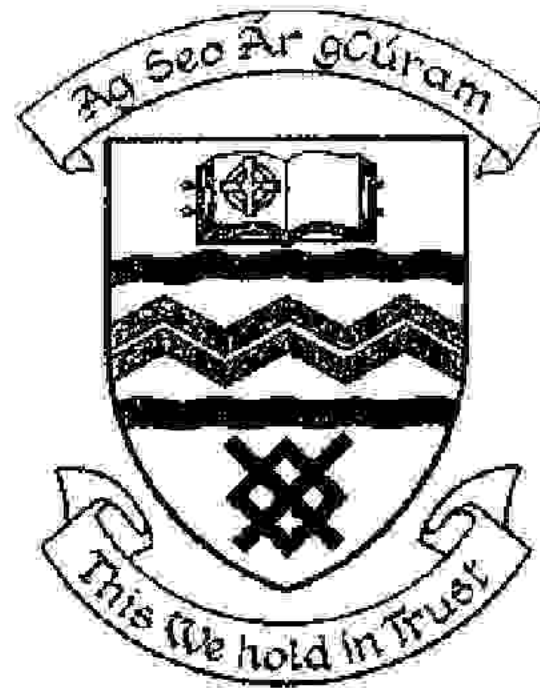


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REASON:

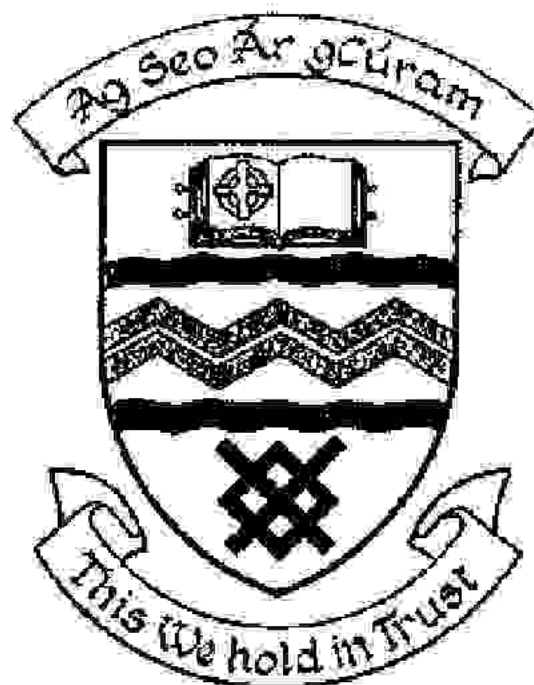
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1154	Date of order 13/06/97
Register Reference S97A/0331	Date 23rd May 1997

Applicant P.E.I. Ltd.,

Development Office and warehouse building.

Location M50 Business Park on the site bounded by Ballymount Avenue to the north and the new road to the west.

Dear Sir/Madam,

An inspection carried out on 9/6/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Mark Duffy,
Duffy Mitchell Architects,
13 Fitzwilliam Square,
Dublin 2.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative officer.

13/06/97