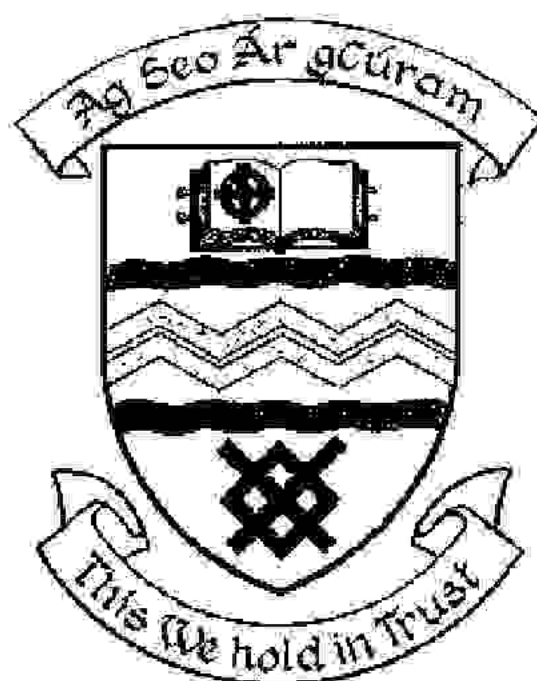


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0207	
1. Location	Ballymount Avenue, Ballymount, South county Dublin.		
2. Development	Service Depot, Showroom, Offices, Staff facilities and Warehouse Units together with all ancillary siteworks and connections to Public Services.		
3. Date of Application	07/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/04/97 2.	1. 02/05/97 2.
4. Submitted by	Name: Waldron & Associates, Address: Consultant Engineers, Knock, Co. Mayo.		
5. Applicant	Name: Ballinlough Refrigeration, Address: Ballinlough, Co. Roscommon.		
6. Decision	O.C.M. No. 1286 Date 30/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1635 Date 14/08/97	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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Waldron & Associates,
Consultant Engineers,
Knock,
Co. Mayo.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1635	Date of Final Grant 14/08/97
Decision Order Number 1286	Date of Decision 30/06/97
Register Reference S97A/0207	Date 2nd May 1997

Applicant Ballinlough Refrigeration,

Development Service Depot, Showroom, Offices, Staff facilities and Warehouse Units together with all ancillary siteworks and connections to Public Services.

Location Ballymount Avenue, Ballymount, South County Dublin.

Floor Area 1506.000 Sq Metres

Time extension(s) up to and including

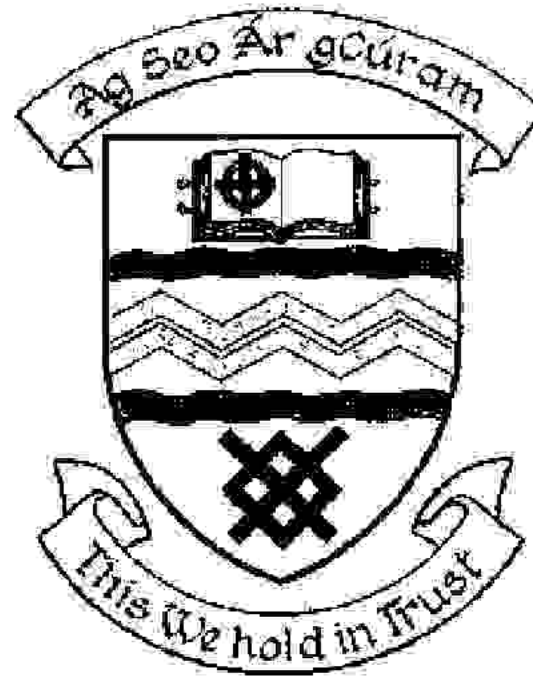
Additional Information Requested/Received 29/04/97 /02/05/97

A Permission has been granted for the development described above,
subject to the following (17) 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 as amended by unsolicited additional information received by the Planning Authority on 10/06/97, 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 the proposed warehouse be set back an additional 3m from the public road and drawings shall be submitted to the Planning Authority for written agreement prior to commencement of development.

REASON:

To provide for adequate circulation of trucks and to provide for a 5m margin for landscaping to the front in the interest of traffic safety and the proper planning and development of the area.

- 3 In respect of the front boundary the application shall provide a 5m landscaped margin and a dwarf wall and railing along the front boundary. The materials finish and design of the wall and railing shall harmonise with adjacent boundary treatment to the south of the site. (McArthurs).

REASON:

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

- 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:

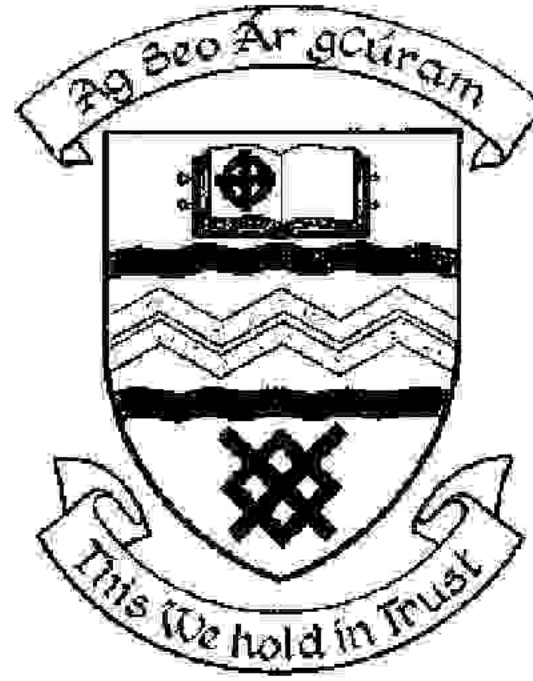
In the interest of health.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the South Dublin County Council.

REASON:

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

- 6 No building or structure shall be within 5m of existing foul sewer.

REASON:

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

- 7 In respect of foul sewer drainage applicant to submit full details to the Planning Authority of proposed method of connection to sewer including pipe size, invert and cover levels, gradients up to and including connection prior to commencement of development on site.

REASON:

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

- 8 The applicant shall enter into a wayleave agreement with South Dublin County Council prior to commencement of development on site for maintenance and access to existing foul and sewer.

REASON:

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

- 9 The applicant to submit watermain layout for written agreement with the Planning Authority prior to commencement of development on site.

REASON:

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

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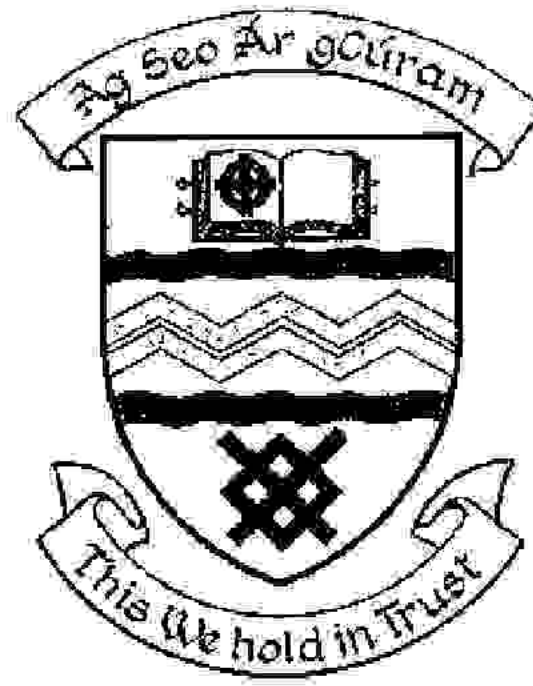
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- 10 In respect of the surface water drainage the proposed connection to the culvert to be carried out by South Dublin County Council at applicant's expenses. Connection to culvert to be at soffit level of culvert.
REASON:
In the interest of the proper planning and development of the area.
- 11 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 12 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.
- 13 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.
- 14 That the area between the building described as 'warehouse' in the submitted plans and the road must not be used for truck parking or other storage of display purposes but must be reserved for loading/unloading and circulation of trucks and landscaping as indicated in the submitted plans.
REASON:
In the interest of the proper planning and development of the area.
- 15 The car parking area indicated on the submitted plans (received 10/6/97) shall be clearly marked out and available at all times for car parking uses 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.

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- 16 That a financial contribution in the sum of £7,080 (seven thousand and eighty 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.

- 17 That a financial contribution in the sum of money equivalent to the value of £21,500 (twenty one 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:

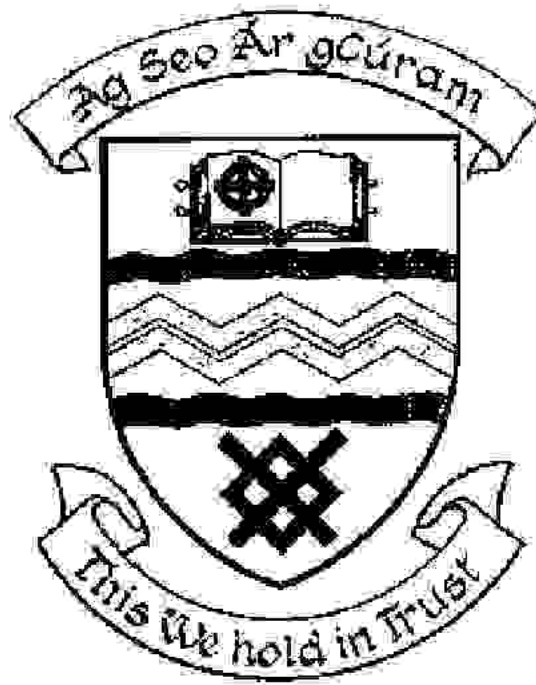
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

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- (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.

Shirley Kelly 14 August 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 0795	Date of order 29/04/97
Register Reference S97A/0207	Date 7th April 1997

Applicant Ballinlough Refrigeration,

Development Service Depot, Showroom, Offices, Staff facilities and
Warehouse Units together with all ancillary siteworks and
connections to Public Services.

Location Ballymount Avenue, Ballymount, South County Dublin.

Dear Sir/Madam,

An inspection carried out on 23/4/97 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 fulfil 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.

Waldron & Associates,
Consultant Engineers,
Knock,
Co. Mayo.

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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.

30/04/97