

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0178	
1. Location	19 Ballymount Road, Walkinstown, Dublin 12.		
2. Development	Retention of new front elevation and change of use from industrial to office use.		
3. Date of Application	27/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/05/97 2.	1. 04/09/97 2.
4. Submitted by	Name: Brian Watchorn B. Arch., Address: St. John's Court, Edmund Rice Square, Athy,		
5. Applicant	Name: Prism Engineering Ltd., Address: 19 Ballymount Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 3066 Date 31/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4269 Date 15/12/97	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.	

REG REF. S97A/0178 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Brian Watchorn B. Arch.,
St. John's Court,
Edmund Rice Square,
Athy,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4269	Date of Final Grant 15/12/97
Decision Order Number 3066	Date of Decision 31/10/97
Register Reference S97A/0178	Date 4th September 1997

Applicant Prism Engineering Ltd.,

Development Retention of new front elevation and change of use from industrial to office use.

Location 19 Ballymount Road, Walkinstown, Dublin 12.

Floor Area 191.400 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/05/97 /04/09/97

A Permission has been granted for the development described above,
subject to the following (7) 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 4th September 1997, 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 this premises relates to telemarketing in an industrial premises until such use is no longer required by Prism Engineering whereupon the use shall revert to industrial. Any change in occupier shall require a grant of permission by the Planning Authority.
REASON:
To accord with the objective for the area 'to provide for industrial and related uses.

- 3 That the car parking area shall be arranged and clearly marked out to the requirements of the Planning Authority (Roads Department) and shall be available at all times for such use and shall not be used for storage or display of goods.
REASON:
In the interest of health.

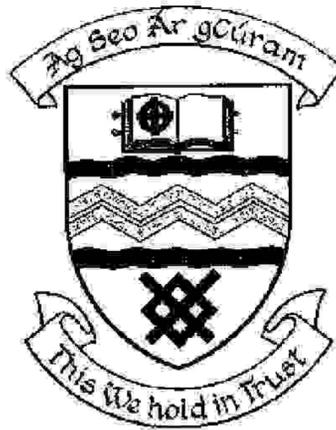
- 4 That the requirements of the Environmental Services Department (Planning Authority in respect of water supply and foul and surface water drainage shall be ascertained and strictly adhered in the development.
REASON:
To ensure an adequate standard of development.

- 5 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.

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- 6 That a financial contribution in the sum of £1,545 (one thousand, five hundred and forty five 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.

- 7 That a financial contribution in the sum of money equivalent to the value of £2,000 (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:

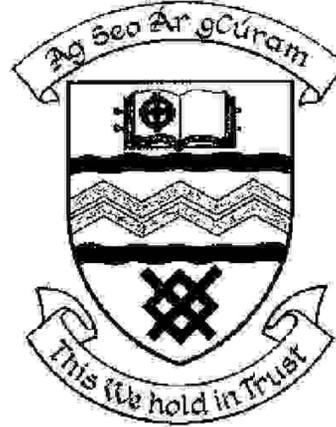
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

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- (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 December 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0968	Date of Decision 22/05/97
Register Reference S97A/0178	Date 27th March 1997

Applicant Prism Engineering Ltd.,
Development Retention of new front elevation and change of use from industrial to office use.

Location 19 Ballymount Road, Walkinstown, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/03/97 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 submit details of car park layout for the entire site showing provision for vehicular circulation and access from the estate road. The applicant is requested to show how the proposed car park layout etc. will not conflict with approved developments relating to the subject site and adjoining site to which Reg. Ref. 90A/2219 applies.
- 2 The applicant is requested to confirm whether or not it is feasible to retain the existing 6 no. car park spaces to the front of the existing premises.
- 3 The applicant is requested to confirm the nature of the business and quantify car parking demand of the office development i.e. number of employees and customer traffic generated by the proposed development.
- 4 The applicant is requested to confirm details of boundary treatment of the entire site.

Brian Watchorn B. Arch.,
st. John's Court,
Athy,
co. Kildare.

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signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

22/05/97

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0178
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