

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0059	
1. Location	Units D & E 19 Lower Ballymount Road, Walkinstown, D. 12.		
2. Development	Change of use from light industrial to retail warehouse for Unit 15 and for minor modifications to previously approved plans and elevations under Reg. Ref. S95A/0115.		
3. Date of Application	10/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Oliver A. Russell, Address: Consulting Civil Engineer, Palmerstown, Oldtown,		
5. Applicant	Name: Brian Smith, Address: 19 Lower Ballymount Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0645 Date 08/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1005 Date 26/05/97	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.	

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Oliver A. Russell,
Consulting Civil Engineer,
Palmerstown,
Oldtown,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1005	Date of Final Grant 26/05/97
Decision Order Number 0645	Date of Decision 08/04/97
Register Reference S97A/0059	Date 10th February 1997

Applicant Brian Smith,

Development Change of use from light industrial to retail warehouse for Unit 15 and for minor modifications to previously approved plans and elevations under Reg. Ref. S95A/0115.

Location Units D & E 19 Lower Ballymount Road, Walkinstown, D. 12.

Floor Area 917.110 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) 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 shall otherwise be in accordance with conditions of permission granted under Reg. Ref. S95A/0115 including conditions concerning financial contributions, 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 any sub-division of units in the site shall require planning permission.
REASON:
In the interest of the proper planning and development of the area.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 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 requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 6 That no industrial effluent be permitted without prior approval from the Planning Authority.
REASON:
In the interest of health.

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- 7 Car parking spaces shall be provided in accordance with Drawing No. 394/50/4 (Site Plan) as detailed in Reg. Ref. S95A/0115 and all car parking facilities and parking for trucks shall be provided in accordance with Development Plan standards.

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 That the arrangements made with regard to the payment of the financial contribution in the sum of £18,174 (eighteen thousand one hundred and seventy four pounds) in respect of the overall development as required by Condition No. 10 of planning permission granted under Register Reference S95A/0115 be strictly adhered to in respect of this proposal.

REASON:

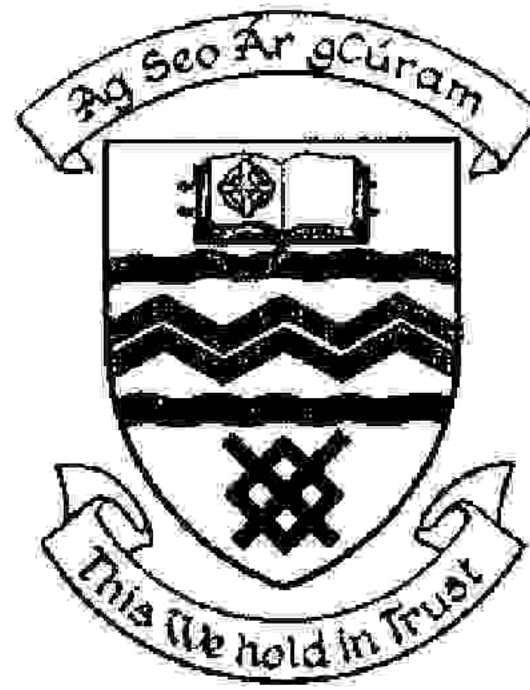
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 With regard to the current proposal, that a financial contribution in the sum of £1,122 (one thousand one hundred and twelve 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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- 11 That the arrangements made with regard to the payment of the financial contribution in the reduced sum of £18,500 (eighteen thousand five hundred pounds) in respect of the overall development as required by Condition No. 11 of planning permission granted under Register Reference S95A/0155 be strictly adhered to in respect of this proposal.

REASON:

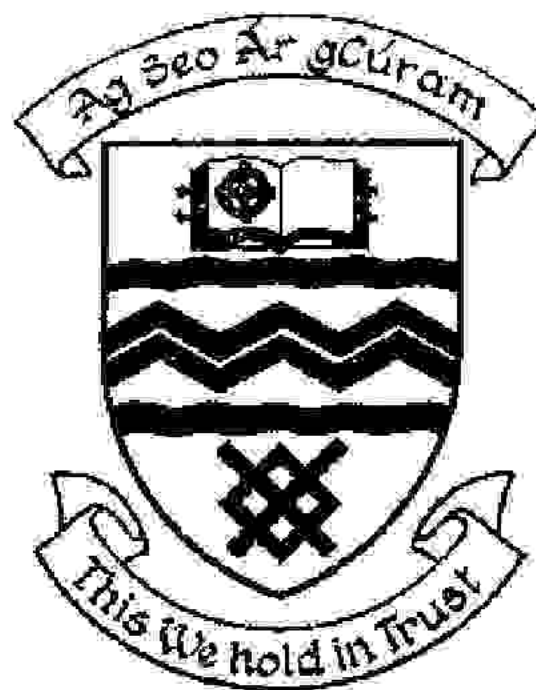
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

B. Connolly
.....May 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0645	Date of Decision 08/04/97
Register Reference S97A/0059	Date 10th February 1997

Applicant Brian Smith,

Development Change of use from light industrial to retail warehouse for Unit 15 and for minor modifications to previously approved plans and elevations under Reg. Ref. S95A/0115.

Location Units D & E 19 Lower Ballymount Road, Walkinstown, D. 12.

Floor Area Sq Metres

Time extension(s) up to and including

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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.

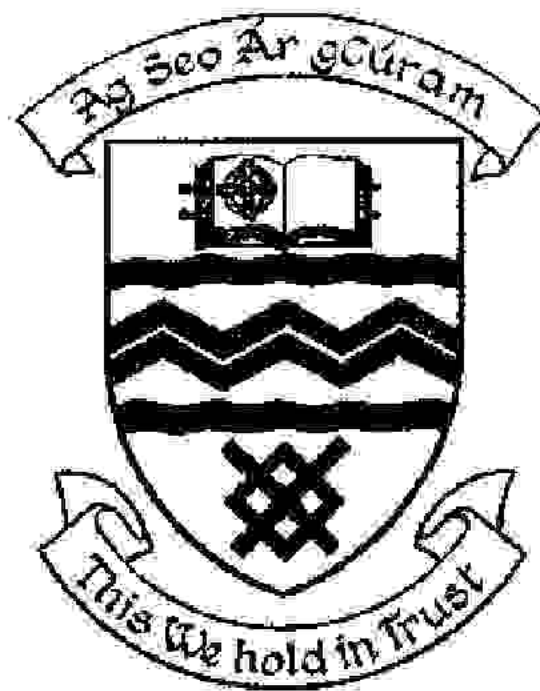
Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for **SENIOR ADMINISTRATIVE OFFICER**

08/04/97

Oliver A. Russell,
Consulting Civil Engineer,
Palmerstown,
Oldtown,
Co. Dublin.

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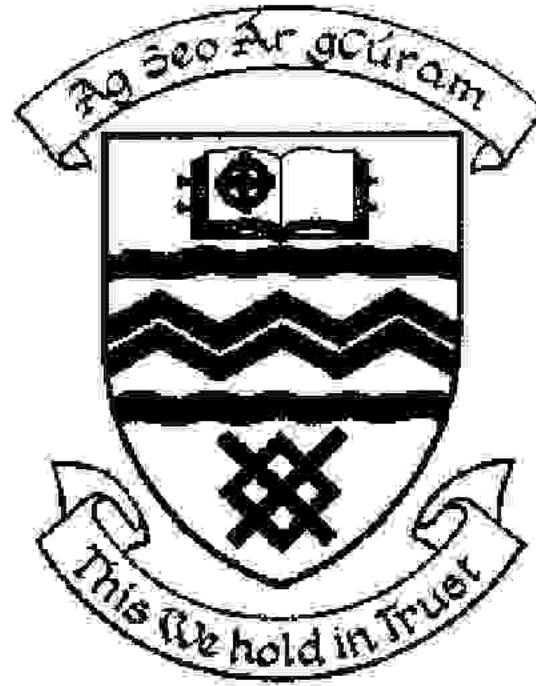
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REG REF. S97A/0059

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REG. REF. S97A/0059

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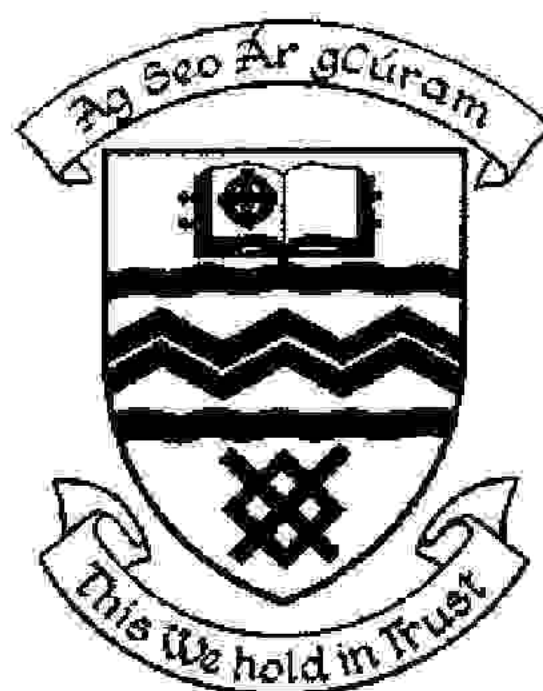
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