

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0543	
1. Location	site area No. 1 Ballymount Industrial Estate, off Ballymount Road Lower (opposite Steel Company of Ireland)		
2. Development	Extension to Block 3, Unit H, to provide extra warehouse space to rear of unit.		
3. Date of Application	11/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/10/96 2.	1. 08/11/96 2.
4. Submitted by	Name: John D. O'Keefe & Assoc., Address: 17 Ailesbury Grove, Dundrum, Dublin 16.		
5. Applicant	Name: M. Corcoran Address: Merrycroft Ltd., c/o 17 Ailesbury Grove, Dundrum, Dublin 16.		
6. Decision	O.C.M. No. 2287 Date 27/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0109 Date 20/01/97	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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John D. O'Keefe & Assoc.,  
17 Ailesbury Grove,  
Dundrum,  
Dublin 16.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0109	Date of Final Grant 20/01/97
Decision Order Number 2287	Date of Decision 27/11/96
Register Reference S96A/0543	Date 8th November 1996

**Applicant** M. Corcoran

**Development** Extension to Block 3, Unit H, to provide extra warehouse space to rear of unit.

**Location** site area No. 1 Ballymount Industrial Estate, off Ballymount Road Lower (opposite Steel Company of Ireland)

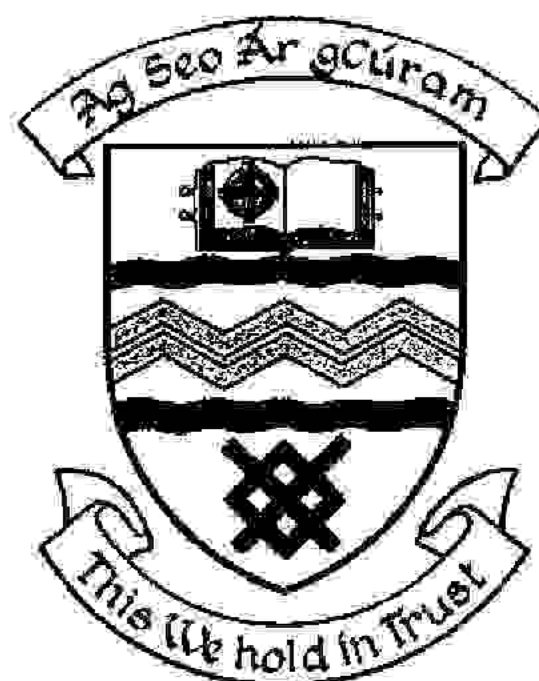
**Floor Area** 966.400 Sq Metres

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

**Additional Information Requested/Received** 31/10/96 /08/11/96

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 Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 3 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.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 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:  
In the interest of the proper planning and development of the area.
- 6 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.  
REASON:  
In the interest of amenity.
- 7 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.



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**REASON:**

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

- 8 Details of all external building finishes and colour be submitted for the written agreement of the Planning Authority prior to the commencement of development.

**REASON:**

In the interest of visual amenity.

- 9 That the water supply and drainage arrangements be in accordance with the requirements of the Environmental Services Engineer with particular reference to the following:

- a. Applicant to submit fully detailed drainage lay out with gradient, pipe sizes, invert and cover levels up to and including connection to public foul and surface water sewers together with design calculations and
- b. Applicant to indicate location of required petrol, oil, diesel interceptor in truck stalling areas.

**REASON:**

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

- 10 That arrangements be made with regard to the payment of the financial contribution in the sum of £33,000 (thirty three thousand pounds) in respect of the overall development as required by Condition No. 12 of planning permission granted under Register Reference S96A/0175; arrangements to be made prior to commencement of development on 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.

- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £55,000 (fifty five

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thousand pounds) in respect of the overall development as required by Condition No. 13 of planning permission granted under Register Reference S96A/0175; arrangements to be made prior to commencement of development on 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 no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £88,000 (eighty eight thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or./...
  - b. Lodgement with the Council of a Cash Sum of £55,000 (fifty five thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.  
Or./...
  - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and



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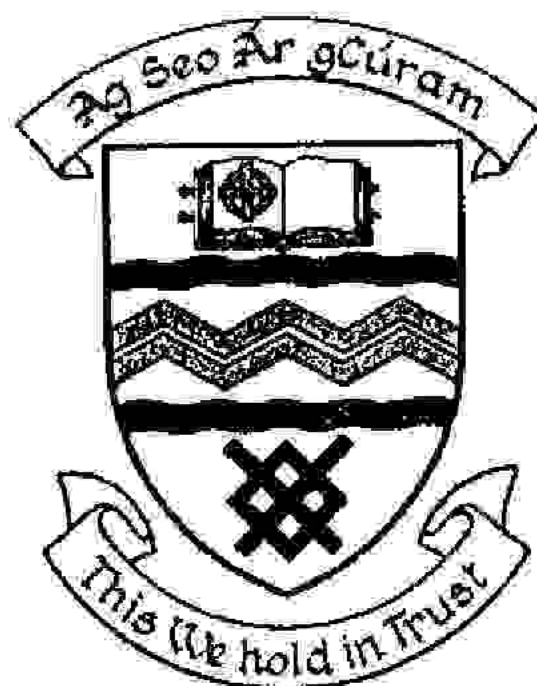
Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

  
.....21 January 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 2098	Date of order 31/10/96
Register Reference S96A/0543	Date 11th October 1996

**Applicant** M. Corcoran

**Development** Extension to Block 3, Unit H, to provide extra warehouse space to rear of unit.

**Location** site area No. 1 Ballymount Industrial Estate, off Ballymount Road Lower (opposite Steel Company of Ireland)

Dear Sir/Madam,

An inspection carried out on 24.10.96 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:

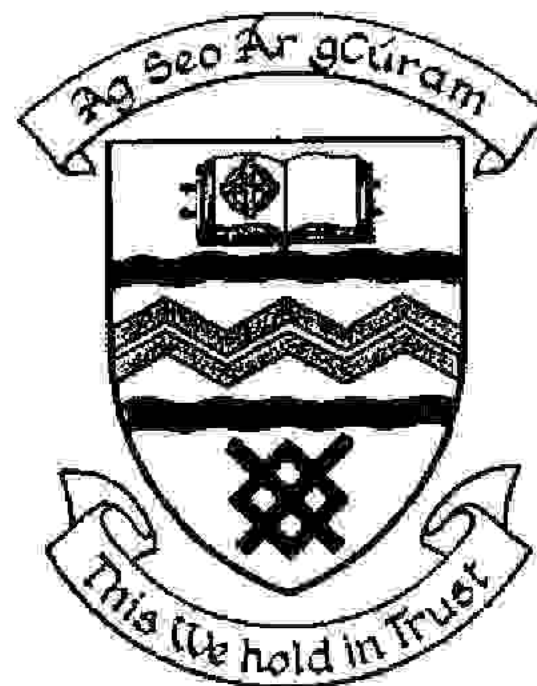
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.

John D. O'Keefe & Assoc.,  
17 Ailesbury Grove,  
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Dublin 16.

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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.

31/10/96