

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0491
1. Location	Ballymount Road Upper, Dublin 24.	
2. Development	Construction of a 2444 sq. m. development comprising single storey warehouse, two-storey offices and showroom and an E.S.B. sub-station.	
3. Date of Application	16/09/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19, Merrion Square, Dublin 2.	
5. Applicant	Name: Park Developments (Industrial) Ltd. Address: Kirwan House, 195 North Circular Rd. Dublin 7.	
6. Decision	O.C.M. No. 2218 Date 13/11/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0008 Date 06/01/97	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.

REG. REF. S96A/0491 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Scott Tallon Walker Architects,
19, Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0008	Date of Final Grant 06/01/97
Decision Order Number 2218	Date of Decision 13/11/96
Register Reference S96A/0491	Date 16th September 1996

Applicant Park Developments (Industrial) Ltd.

Development Construction of a 2444 sq. m. development comprising single storey warehouse, two-storey offices and showroom and an E.S.B. sub-station.

Location Ballymount Road Upper, Dublin 24.

Floor Area 2444.000 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 (12) conditions.

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Conditions and Reasons

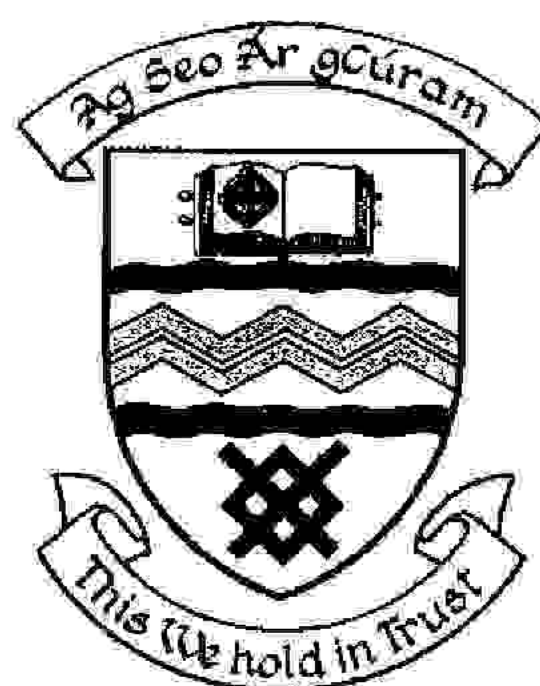
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That vehicular access to the site be as shown on lodged plans. Unit must not be occupied until such time as the road serving the site has been constructed and is available for use by the applicant.
REASON:
 In the interest of the proper planning and development of the area.

- 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Particular regard must be had to the following:-
 - a. Details of pipe sizes, gradients etc, of foul and surface water sewers to be submitted;
 - b. Written permission to connect to private sewers;
 - c. No building to be located within 5m of an existing or proposed sewer which is intended for taking-in-charge;
 - d. Surface water run-off from truck marshalling area and parking area to be routed through interceptor traps;
 - e. No building to be located within 8 metres of the existing 300 a.c. water main on Ballymount Road.**REASON:**

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

- 5 Off-street car parking in accordance with the requirements of the Development Plan to be provided for within the site. In this regard it is noted that 72 spaces are required whereas only 45 spaces are provided for.
REASON:
In the interest of the proper planning and development of the area.

- 6 That no industrial effluent be permitted without prior approval of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.

- 7 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.

- 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 Full details of roof and treatment of external walls to include colour and texture shall be 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 the area open to the public be limited the areas shown as reception, showroom and sales. The warehouse must not be used for display or other sales purposes.
REASON:

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

- 11 That a financial contribution in the sum of £12,900 (twelve thousand nine 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £53,750 (fifty three thousand seven 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:

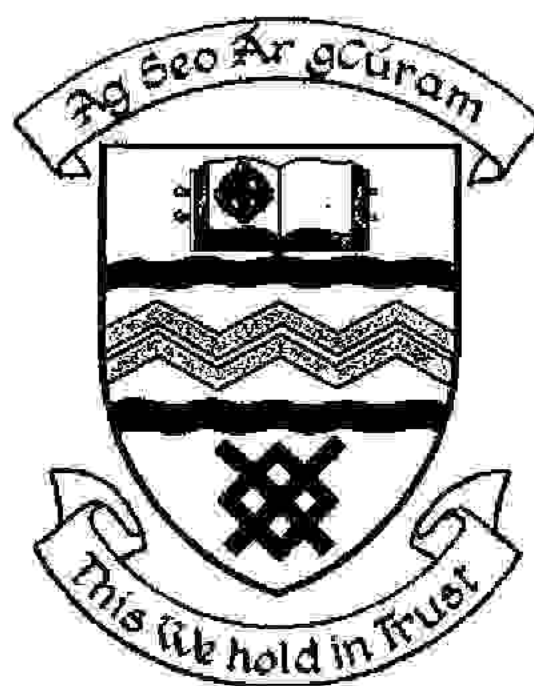
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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 Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one

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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.

 7th January 1997
for SENIOR ADMINISTRATIVE OFFICER