

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
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Dublin 24.

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John O'Keefe & Associates,
17, Ailesbury Grove,
Dundrum,
Dublin 16.

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

| | |
|--------------------------------------|-------------------------------------|
| Final Grant Order Number 1280 | Date of Final Grant 05/07/96 |
| Decision Order Number 0950 | Date of Decision 23/05/96 |
| Register Reference S96A/0175 | Date 27th March 1996 |

Applicant M. Corcoran, Merrycroft Ltd.,

Development 11,104.5 sq.m. of warehousing in 8 no. blocks including 3,468 sq.m. of integral related office accommodation on two floors, together with access roadway and service utilities, rere boundary fence 2.4 metres high, pavings, car-parking, landscaping and planting.

Location Site area No. 1, Ballymount Industrial Estate off Ballymount Road Lower (opp. Steel Co. of Ireland).

Floor Area 11104.500 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 (16) conditions.

REG REF. S96A/0175 SOUTH DUBLIN COUNTY COUNCIL
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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 on plans lodged 7th May, 1996 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

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of Planning Authority or An Bord Pleanála on appeal.

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 Off-street car parking and parking for trucks to be in accordance with plans lodged on 7/5/96.

REASON:

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

- 10 The water supply and drainage arrangements to 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 gradients, 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 interceptors in truck stalling areas.

REASON:

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

- 11 All relevant conditions relating to road issues pertaining to the current site and granted permission under Reg. Ref. 90A/1252 to be complied with. Details to be agreed in writing with the Planning Authority prior to commencement of development.

REASON:

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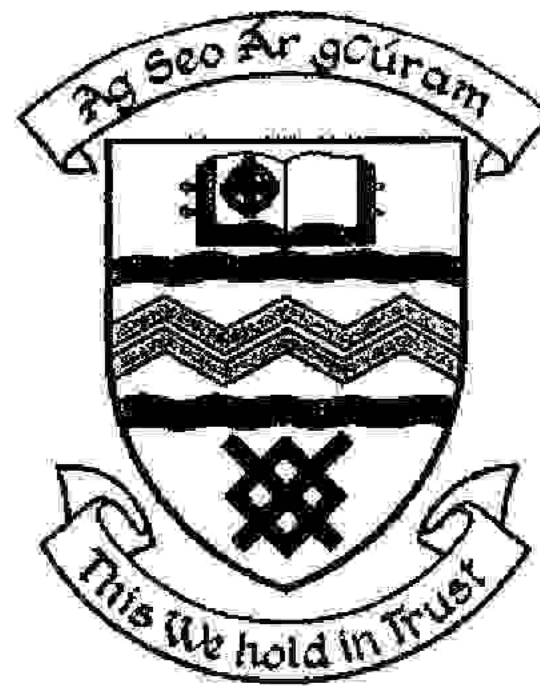
In the interest of proper planning and development of the area.

- 12 That a financial contribution of £33,000 (thirty three thousand pounds) be paid by the proposer to the South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitates 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.

- 13 A financial contribution, in the sum of money equivalent to value of £55,000 (fifty five 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 developer to South Dublin County Council towards the cost of infrastructural roads, road improvements and traffic management proposals in the area of the proposed development; this contribution to be paid before the commencement of development on site.
REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/ that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 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

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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.

- 15 In lieu of Condition No. 13 above, the applicant is to submit for prior written agreement of the Planning Authority, satisfactory proposals for compliance with Condition No. 6 of Reg. Ref. 90A/1252.

REASON:

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

- 16 In lieu of Condition No. 14 the applicant is to submit for the prior written agreement of the Planning Authority satisfactory proposal for compliance with Condition No. 9 of Reg. Ref. 90A/1252

REASON:

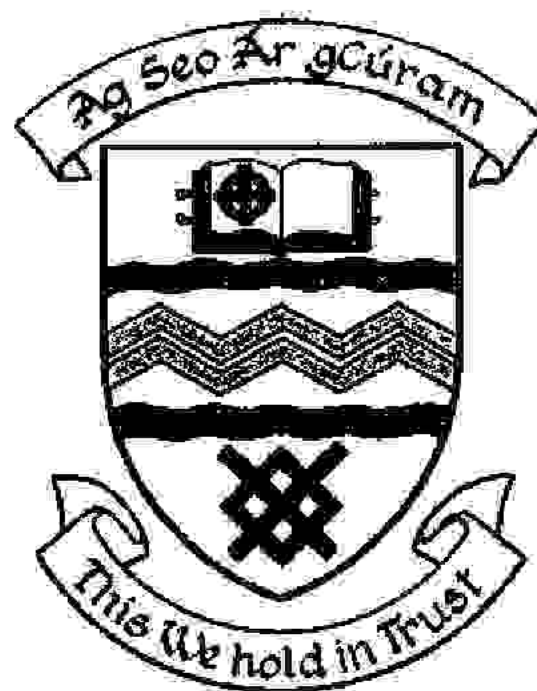
In the interest of the proper planning and development of the area.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must

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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 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.

.....*Signature*.....*SH* July 1996
for SENIOR ADMINISTRATIVE OFFICER