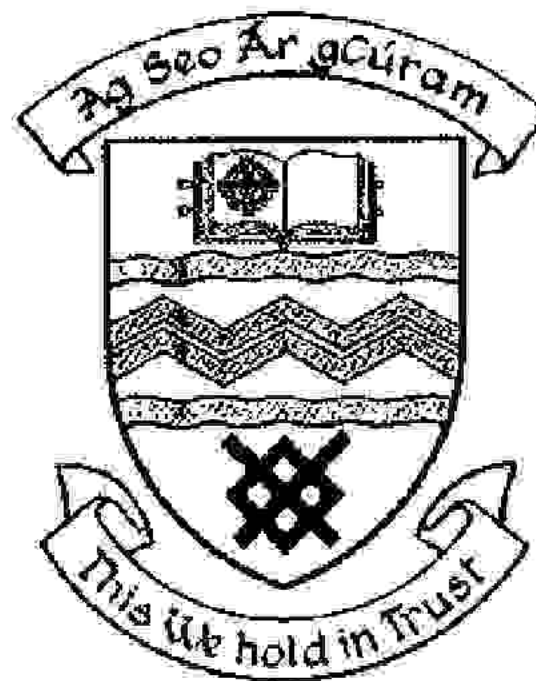


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0482	
1. Location	T.J. O'Mahony & Sons Ltd., Ballymount Road Upper, Dublin 24.		
2. Development	Redevelopment of the existing warehouse, 4747 m. squared floor area for Retail Warehouse use for the sale of non food household bulky goods and the replacement of the existing office use at Mezzanine level, 10 14 m. squared. The replacement of the existing Timber Warehouse by a new Warehouse, floor area 2,160 m. squared for timber storage purposes, the revised layout of the site to provide 200 parking spaces, and advertising signage, landscaping and boundary treatment and ancillary site development works.		
3. Date of Application	23/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/08/2001 2.	1. 13/11/2001 2.
4. Submitted by	Name: Oliver Carty & Associates Address: 132 Lower Georges Street, Dun Laoghaire,		
5. Applicant	Name: Thomas, Donal & Edward O'Mahony Address: T.J. O'Mahony & Sons Ltd., Ballymount Road Upper, Dublin 24.		
6. Decision	O.C.M. No. 0081 Date 11/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0445 Date 25/02/2002	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.

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Oliver Carty & Associates
132 Lower Georges Street,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0445	Date of Final Grant 25/02/2002
Decision Order Number 0081	Date of Decision 11/01/2002
Register Reference S01A/0482	Date 13/11/01

Applicant Thomas, Donal & Edward O'Mahony

Development Redevelopment of the existing warehouse, 4747 m. squared floor area for Retail Warehouse use for the sale of non food household bulky goods and the replacement of the existing office use at Mezzanine level, 10 14 m. squared. The replacement of the existing Timber Warehouse by a new Warehouse, floor area 2,160 m. squared for timber storage purposes, the revised layout of the site to provide 200 parking spaces, and advertising signage, landscaping and boundary treatment and ancillary site development works.

Location T.J. O'Mahony & Sons Ltd., Ballymount Road Upper, Dublin 24.

Floor Area 7921.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/08/2001 /13/11/2001

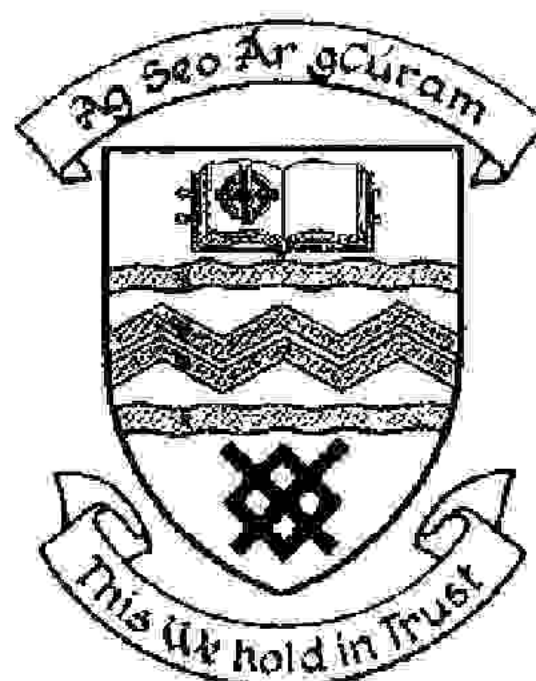
A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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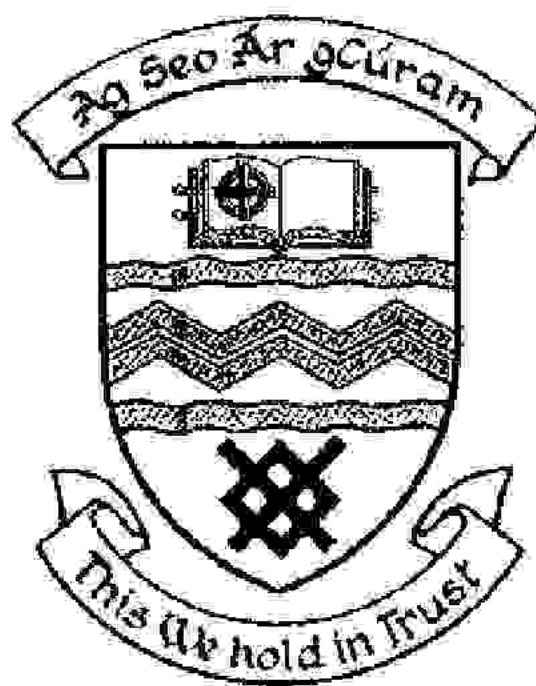
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 13/11/01, 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 The range of goods to be sold in the retail warehouse unit (that indicated as 'Building A' on site layout plans received 23/07/01 and 13/11/01) shall be restricted to bulky household goods and goods generally sold in bulk, including carpets and floor coverings, furniture, electrical goods, computers and DIY items including building materials and garden equipment. Prior agreement in writing shall be obtained from the Planning Authority should the developer wish to offer goods for sale which do not clearly fall within the above definition.
REASON:
In order to ensure the continued vitality and viability of existing comparison shopping in other Town and Local Centres and in the interest of clarity and development control.
- 3 The use of that structure identified as 'Building B' on site plans received 23/07/01 and 13/11/01 shall be restricted to the storage of timber goods related to the existing timber manufacturing, wholesale building supply and distribution business on site (that area outlined in red and the extended area outlined in blue on site location map submitted 23/07/01) and shall not be used in conjunction with the retail warehouse use of 'Building A' as shown on said site plans.
REASON:
In order to clarify the use of the structure and to ensure that the proposed development accords with the recommendations of the 'Retail Planning Guidelines, 2000'.
- 4 The office use shall be ancillary to the retail warehouse and timber manufacturing, wholesale building supply and distribution use on the extended site (that area outlined in red and the extended area outlined in blue on site location map submitted 23/07/01).
REASON:
In order to restrict speculative office development in the interest of the proper planning and development of the area.

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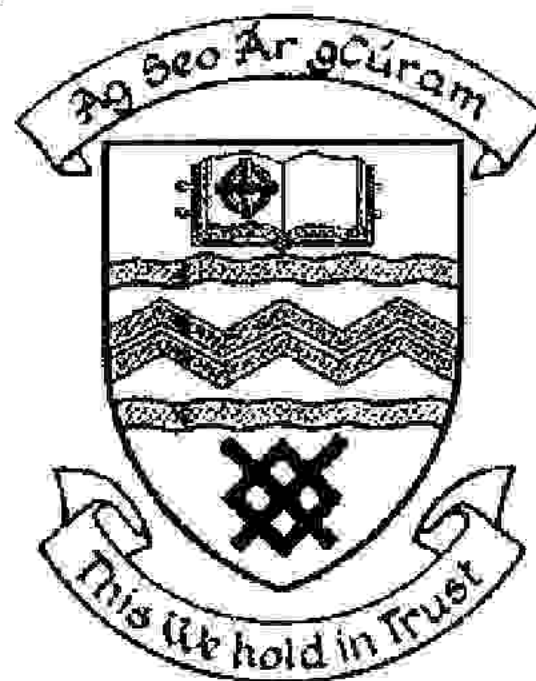
- 5 The applicant shall submit full details, including samples of the colours and materials to be used on all of the external finishes of the retail warehouse / office building, including, metal cladding, glazing, doors, windows, signage supports etc. to the planning authority, for written agreement, prior to the commencement of development.

REASON:

In the interest of clarity and visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
- i) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - ii) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Act 1977 - 1990.
 - iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iv) Applicant to ensure full and complete separation of foul and surface water systems.
 - v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - vi) All liquid storage areas shall be contained within a watertight bund structure, capable of containing at least 110% of the volume of the largest drum / tank within the bund.
 - vii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
 - viii) The requirements of Dublin Corporation Water Division relating to the setback and protection of the large diameter arterial watermain running through the site shall be strictly adhered to.
 - ix) No part of any building shall be more than 46 m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing.
 - x) The water supply to the development shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council
 - xi) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to upper storey units

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to ensure adequate pressure to upper storey units.
 xii) Full 24hour water storage shall be provided.
 xiii) The connection to and tapping of public watermain
 shall be carried out by South Dublin County Council
 personnel at the applicant's prior expense.

REASON:

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

- 7 That no further advertising sign or structure except as
 agreed under the terms of Condition No. 5 above 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.

- 8 That all necessary measures be taken by the contractor to
 prevent the spillage or deposit of clay, rubble or other
 debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 9 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.

- 10 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 interests of public health.

- 11 Prior to the commencement of development, details of
 landscaping and boundary treatment shall be agreed with the
 Parks and Landscape Services Department. Proposed
 landscaping shall be completed prior to the opening of the
 retail warehouse/storage warehouse for business.

REASON:

In the interest of amenity.

- 12 That a financial contribution in the sum of EUR 70,895
 (seventy thousand eight hundred and ninety five euro) be
 paid by the proposer to South Dublin County Council towards

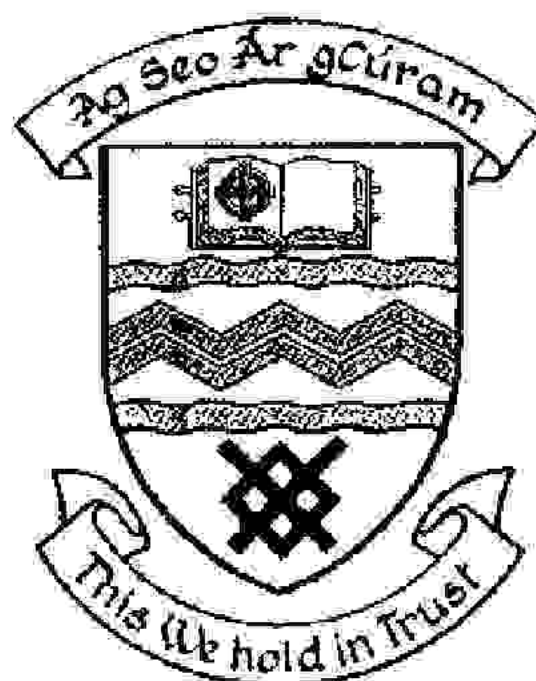
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REG. REF. S012/04/11

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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.

- 13 That a financial contribution in the sum of EUR 184,412 (one hundred and eighty four thousand four hundred and twelve euro) 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 facilitates 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.

- 14 That a financial contribution in the sum of EUR 14,314 (fourteen thousand three hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Improvement works to the "9B" Catchment drainage scheme which will facilitate this development; this contribution to be paid before the 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 the works.

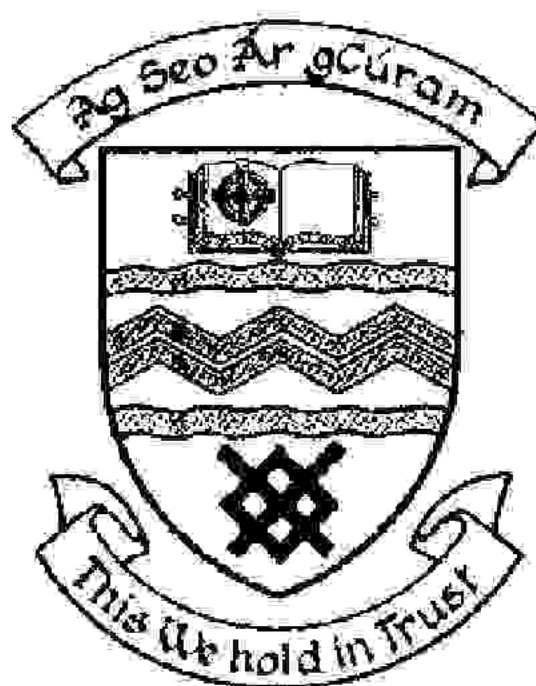
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

REG REF. S01A/9182

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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.

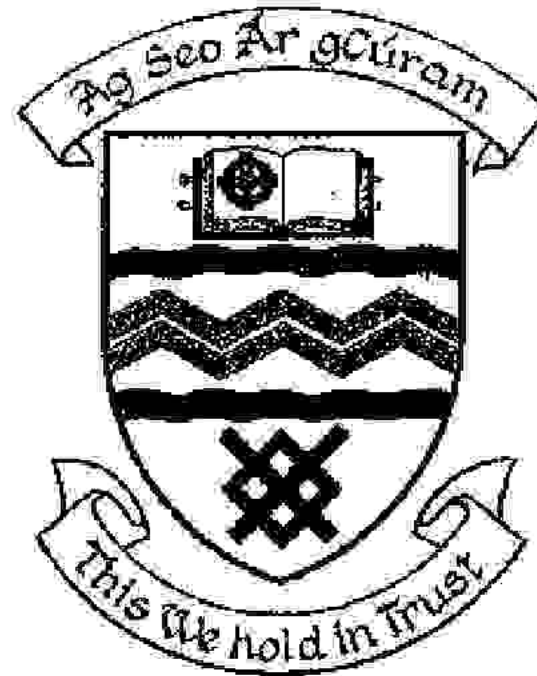

.....26/02/02
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0081	Date of Decision 11/01/2002
Register Reference S01A/0482	Date: 23/07/01

Applicant Thomas, Donal & Edward O'Mahony

Development Redevelopment of the existing warehouse, 4747 m. squared floor area for Retail Warehouse use for the sale of non food household bulky goods and the replacement of the existing office use at Mezzanine level, 10 14 m. squared. The replacement of the existing Timber Warehouse by a new Warehouse, floor area 2,160 m. squared for timber storage purposes, the revised layout of the site to provide 200 parking spaces, and advertising signage, landscaping and boundary treatment and ancillary site development works.

Location T.J. O'Mahony & Sons Ltd., Ballymount Road Upper, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/08/2001 /13/11/2001

Clarification of Additional Information Requested/Received /

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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Oliver Carty & Associates
132 Lower Georges Street,
Dun Laoghaire,
Co. Dublin.

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REG REF. S01A/0482

 11/01/02
for SENIOR ADMINISTRATIVE OFFICER

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 by Additional Information received by the Planning Authority on 13/11/01, 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 The range of goods to be sold in the retail warehouse unit (that indicated as 'Building A' on site layout plans received 23/07/01 and 13/11/01) shall be restricted to bulky household goods and goods generally sold in bulk, including carpets and floor coverings, furniture, electrical goods, computers and DIY items including building materials and garden equipment. Prior agreement in writing shall be obtained from the Planning Authority should the developer wish to offer goods for sale which do not clearly fall within the above definition.
REASON:
In order to ensure the continued vitality and viability of existing comparison shopping in other Town and Local Centres and in the interest of clarity and development control.

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REG. REF. S01A/04B2

- 3 The use of that structure identified as 'Building B' on site plans received 23/07/01 and 13/11/01 shall be restricted to the storage of timber goods related to the existing timber manufacturing, wholesale building supply and distribution business on site (that area outlined in red and the extended area outlined in blue on site location map submitted 23/07/01) and shall not be used in conjunction with the retail warehouse use of 'Building A' as shown on said site plans.

REASON:

In order to clarify the use of the structure and to ensure that the proposed development accords with the recommendations of the 'Retail Planning Guidelines, 2000'.

- 4 The office use shall be ancillary to the retail warehouse and timber manufacturing, wholesale building supply and distribution use on the extended site (that area outlined in red and the extended area outlined in blue on site location map submitted 23/07/01).

REASON:

In order to restrict speculative office development in the interest of the proper planning and development of the area.

- 5 The applicant shall submit full details, including samples of the colours and materials to be used on all of the external finishes of the retail warehouse / office building, including, metal cladding, glazing, doors, windows, signage supports etc. to the planning authority, for written agreement, prior to the commencement of development.

REASON:

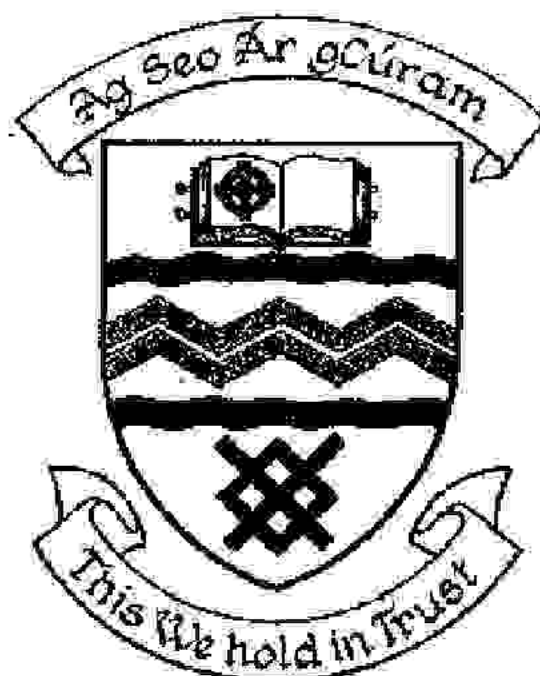
In the interest of clarity and visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
- i) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - ii) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Act 1977 - 1990.
 - iii) No buildings shall be erected within 5 metres of a

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REG REF. S01A/0482

public sewer or any sewer with the potential to be taken in charge.

iv) Applicant to ensure full and complete separation of foul and surface water systems.

v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

vi) All liquid storage areas shall be contained within a watertight bund structure, capable of containing at least 110% of the volume of the largest drum / tank within the bund.

vii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

viii) The requirements of Dublin Corporation Water Division relating to the setback and protection of the large diameter arterial watermain running through the site shall be strictly adhered to.

ix) No part of any building shall be more than 46 m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing.

x) The water supply to the development shall be commercially metered to the satisfaction of the Water Management Section of South

Dublin County Council

xi) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to upper storey units to ensure adequate pressure to upper storey units.

xii) Full 24hour water storage shall be provided.

xiii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 7 That no further advertising sign or structure except as agreed under the terms of Condition No. 5 above 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 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 9 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.

- 10 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 interests of public health.

- 11 Prior to the commencement of development, details of landscaping and boundary treatment shall be agreed with the Parks and Landscape Services Department. Proposed landscaping shall be completed prior to the opening of the retail warehouse/storage warehouse for business.

REASON:

In the interest of amenity.

- 12 That a financial contribution in the sum of EUR 70,895 (seventy thousand eight hundred and ninety five euro) 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.

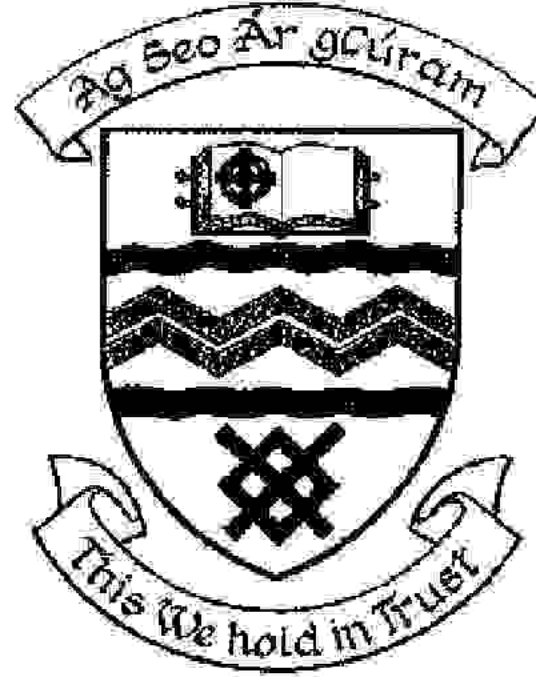
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of EUR 184,412 (one hundred and eighty four thousand four hundred and twelve euro) 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 facilitates 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.

- 14 That a financial contribution in the sum of EUR 14,314 (fourteen thousand three hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Improvement works to the "9B" Catchment drainage scheme which will facilitate this development; this contribution to be paid before the 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 the works.