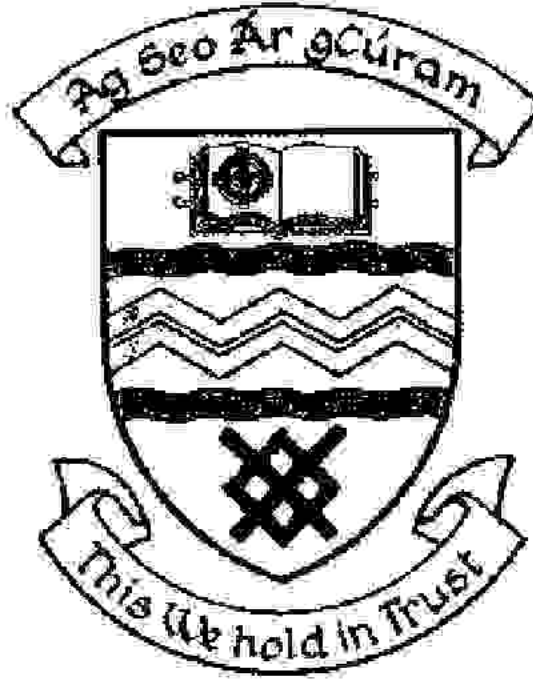


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Kavanagh Ryan & Associates,
Unit 34, The Egan Centre
Dargle Road,
Bray,
Co. Wicklow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2217	Date of Final Grant 21/06/2001
Decision Order Number 0972	Date of Decision 10/05/2001
Register Reference S01A/0144	Date 14/03/01

Applicant Land Prep. Developments Ltd.,
Development Construction of a new commercial building.
Location Ballymount Industrial Estate, Walkinstown, Dublin 12.
Floor Area 885.00 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 (14) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

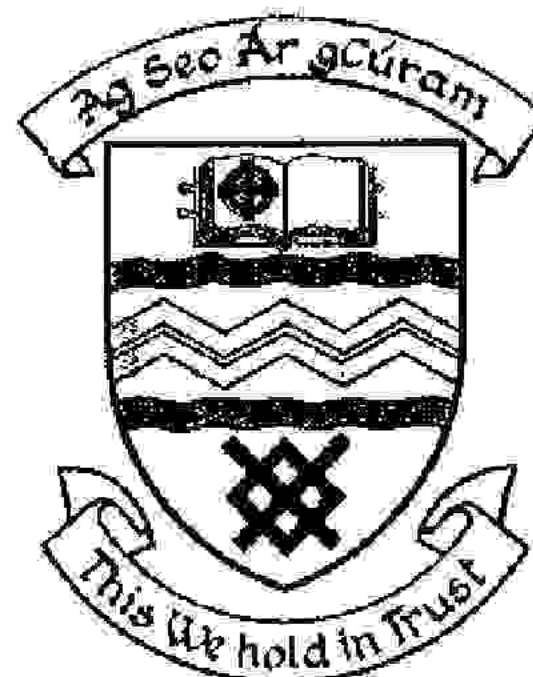
Conditions and Reasons

- 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 Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 3 No building shall be erected within 5 metres of a public sewer of any sewer with the potential to be taken in charge.
REASON:
In the interest of public health and the proper planning and development of the area.
- 4 Applicant to ensure full and complete separation of foul and surface water systems.
REASON:
In the interest of public health and the proper planning and development of the area.
- 5 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.
REASON:
In the interest of public health and the proper planning and development of the area.
- 6 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.
REASON:
In the interest of pollution control and the proper planning and development of the area.
- 7 Each unit shall have its own individual commercially metered service connection to the public watermain and full 24 hour storage.
REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals

County Hall
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

- In the interest of proper planning and development of the area.
- 8 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 the interest of public health and the proper planning and development of the area.
- 9 No part of the development shall be more than 46m from the nearest hydrant.
 REASON:
 In the interest of fire safety and the proper planning and development of the area.
- 10 The applicant shall construct a retaining wall along full length of site boundary with reservation line of Saggart/Walkinstown Route. Details of the excavation of the embankment and construction details/line of retaining wall to be submitted to the Planning Authority for written agreement before development commences.
 REASON:
 In the interest of proper planning and development of the area.
- 11 That details of landscaping and boundary treatment be submitted to and approved by the planning authority prior to the commencement of development and approved work thereon completed prior to the occupation of the extension.
 REASON:
 In the interest of amenity and proper planning and development of the area.
- 12 That the proposed units shall not be horizontally sub divided by the installation of mezzanine floors unless a planning permission for such alteration is first obtained.
 REASON:
 To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 13 That a financial contribution in the sum of £2,665 (two thousand six hundred and sixty five pounds) EUR 3,384 (three thousand three hundred and eighty four euros) 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

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.

- 14 That a financial contribution in the sum of £6,930 (six thousand nine hundred and thirty pounds) EUR 8,799 (eight hundred and seven hundred and ninety nine euros) 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.

- (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.
- (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.

gk
22/06/01
 for SENIOR ADMINISTRATIVE OFFICER

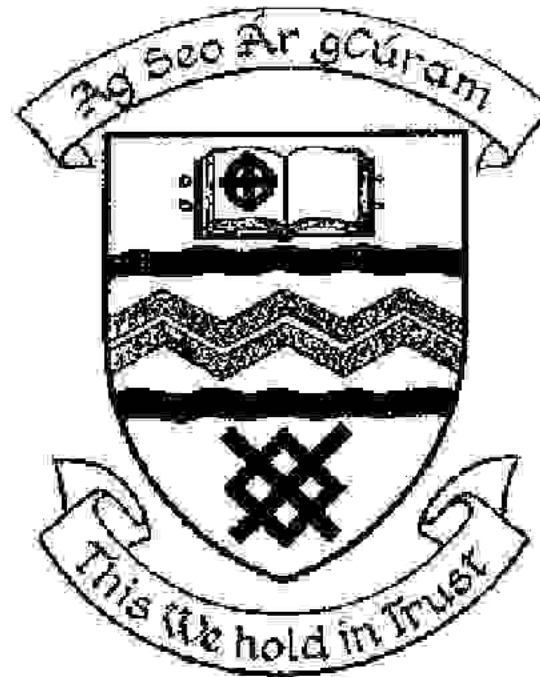
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No. S01A/0144	
1. Location	Ballymount Industrial Estate, Walkinstown, Dublin 12.			
2. Development	Construction of a new commercial building.			
3. Date of Application	14/03/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Kavanagh Ryan & Associates, Address: Unit 34, The Egan Centre Dargle Road,			
5. Applicant	Name: Land Prep. Developments Ltd., Address: 29 Woodlands Park, Cabinteely, Co. Dublin.			
6. Decision	O.C.M. No. 0972	Effect		
	Date 10/05/2001	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2217	Effect		
	Date 21/06/2001	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.		

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104


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

Decision Order Number 0972	Date of Decision 10/05/2001
Register Reference S01A/0144	Date: 14/03/01

Applicant Land Prep. Developments Ltd.,
Development Construction of a new commercial building.
Location Ballymount Industrial Estate, Walkinstown, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
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.

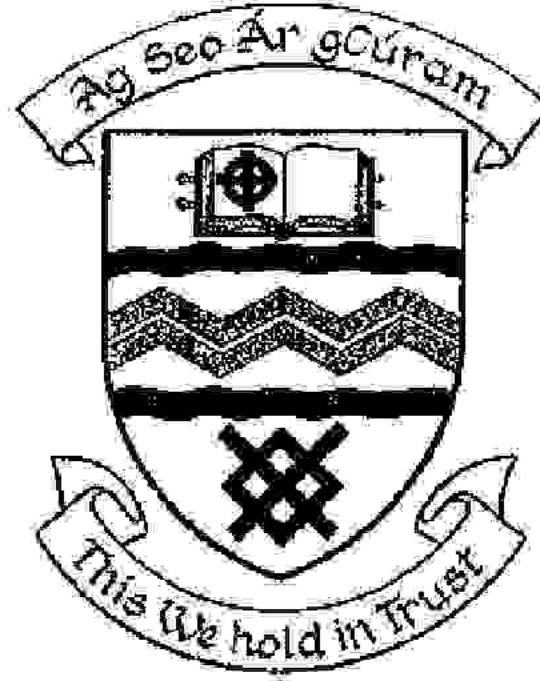
 10/05/01
for SENIOR ADMINISTRATIVE OFFICER

Kavanagh Ryan & Associates,
Unit 34, The Egan Centre
Dargle Road,
Bray,
Co. Wicklow.

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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0144

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 Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 3 No building shall be erected within 5 metres of a public sewer of any sewer with the potential to be taken in charge.
REASON:
In the interest of public health and the proper planning and development of the area.
- 4 Applicant to ensure full and complete separation of foul and surface water systems.
REASON:
In the interest of public health and the proper planning and development of the area.
- 5 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.
REASON:
In the interest of public health and the proper planning and development of the area.
- 6 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.
REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0144

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

- 7 Each unit shall have its own individual commercially metered service connection to the public watermain and full 24 hour storage.

REASON:

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

- 8 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 the interest of public health and the proper planning and development of the area.

- 9 No part of the development shall be more than 46m from the nearest hydrant.

REASON:

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

- 10 The applicant shall construct a retaining wall along full length of site boundary with reservation line of Saggart/Walkinstown Route. Details of the excavation of the embankment and construction details/line of retaining wall to be submitted to the Planning Authority for written agreement before development commences.

REASON:

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

- 11 That details of landscaping and boundary treatment be submitted to and approved by the planning authority prior to the commencement of development and approved work thereon completed prior to the occupation of the extension.

REASON:

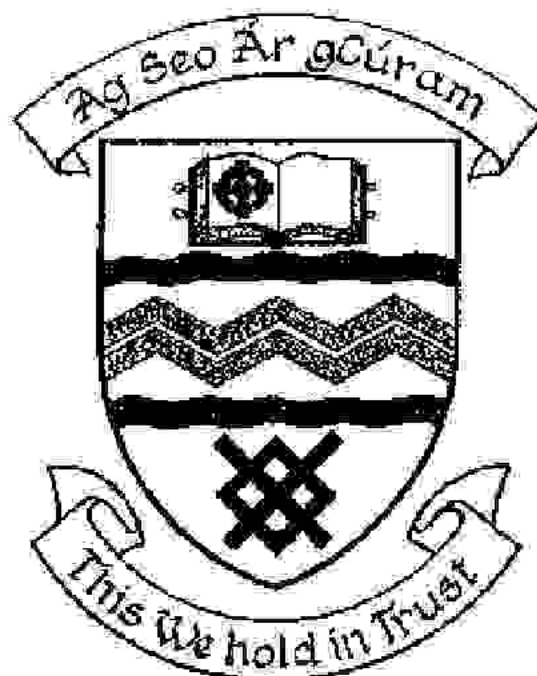
In the interest of amenity and proper planning and development of the area.

- 12 That the proposed units shall not be horizontally sub divided by the installation of mezzanine floors unless a

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0144

planning permission for such alteration is first obtained.

REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 13 That a financial contribution in the sum of £2,665 (two thousand six hundred and sixty five pounds) EUR 3,384 (three thousand three hundred and eighty four euros) 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.

- 14 That a financial contribution in the sum of £6,930 (six thousand nine hundred and thirty pounds) EUR 8,799 (eight hundred and seven hundred and ninety nine euros) 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.