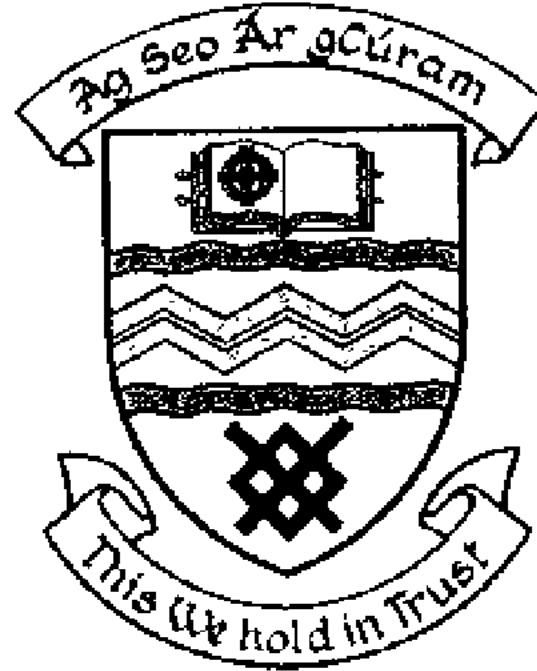


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0737	
1. Location	Bluebell Avenue (Adjacent to Listers), Bluebell Industrial Estate, Dublin 12.		
2. Development	Alterations and additions comprising (a) new two-storey office accommodation, (b) alterations to existing offices and toilets, (c) alterations to facade in existing factory building.		
3. Date of Application	12/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/12/1999 2.	1. 09/03/2000 2.
4. Submitted by	Name: O'Dwyer & Associates, Address: 8 Townyard House, Townyard Lane,		
5. Applicant	Name: Balzar Engineering Ltd., Address: B.S. Ironworks Adjoining Listers, Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 0962 Date 05/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1321 Date 15/06/2000	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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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Dublin 24

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O'Dwyer & Associates,
8 Townyard House,
Townyard Lane,
Malahide,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1321	Date of Final Grant 15/06/2000
Decision Order Number 0962	Date of Decision 05/05/2000
Register Reference S99A/0737	Date 09/03/00

Applicant Balzar Engineering Ltd.,

Development Alterations and additions comprising (a) new two-storey office accommodation, (b) alterations to existing offices and toilets, (c) alterations to facade in existing factory building.

Location Bluebell Avenue (Adjacent to Listers), Bluebell Industrial Estate, Dublin 12.

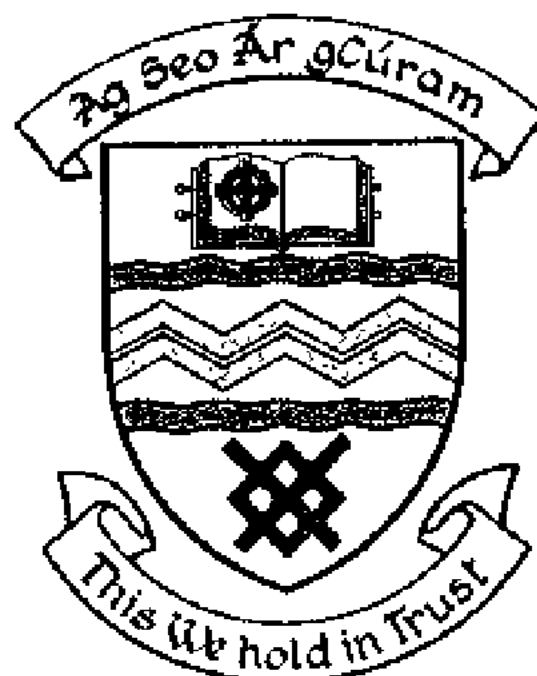
Floor Area 291.22 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/12/1999 /09/03/2000

A Permission has been granted for the development described above,
subject to the following (7) 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 on 09/03/00, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements of the Environmental Services Department, South Dublin County Council shall be complied with:-

- a) Prior to any works commencing the applicant shall submit details including pipe sizes, gradients, cover and invert levels, up to and including connection to existing sewer. Applicant to show separate foul and surface water systems. Applicant indicates that the discharge is to public sewers which is not the case. The sewers in Bluebell Avenue are not taken in charge. The owner/s of the sewers should be consulted to establish if they have any requirements in relation to possible increase in discharge from applicants premises. Applicant to submit written evidence of permission to connect, alter or increase discharge to a private sewer.
- b) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department South Dublin County Council a licence under Section 16 of the Water Pollution Acts 1977-1990.
- c) Prior to any works commencing the developer shall submit full details of proposed watermain layout, indicating watermain sizes, valve, metre, and hydrant layout, up to and including connection to a watermain for the agreement of the Environmental Services Department, South Dublin County Council.
- d) No building shall be located within 5m of a public sewer or a sewer with the potential to be taken in charge, or a watermain of less than 225mm diameter, or within 8m of a watermain of greater than 225mm diameter.

REASON:

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

- 3 Footpath and kerb to be dished and new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance Dublin Corporation at the applicants expense.

REASON:

To ensure a satisfactory standard of development.

- 4 The proposed car parking areas shall be laid out and marked in accordance with Council Standards and shall not be used for external storage or display purposes but shall be reserved for car parking use only.

REASON:

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

- 5 That the proposed vertical sign adjacent to the proposed new vehicular goods entrance shall be omitted, and no signs shall be erected or displayed other than the fascia sign shown on the front elevation drawing submitted.

REASON:

In the interest of visual amenity.

- 6 That a financial contribution in the sum of £601 (six hundred and one pounds) EUR 763 (seven hundred and sixty three 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.

- 7 That a financial contribution in the sum of £1,565 (one thousand five hundred and sixty five pounds) EUR 1,987 (one thousand nine hundred and eighty seven 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.

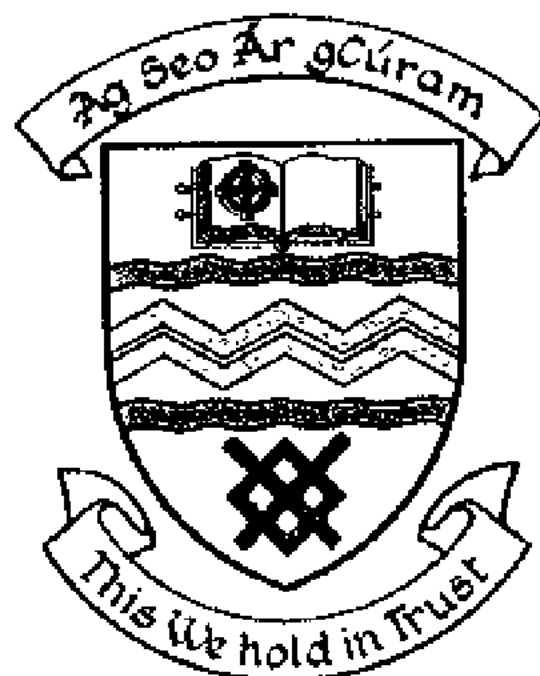
REASON:

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

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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.

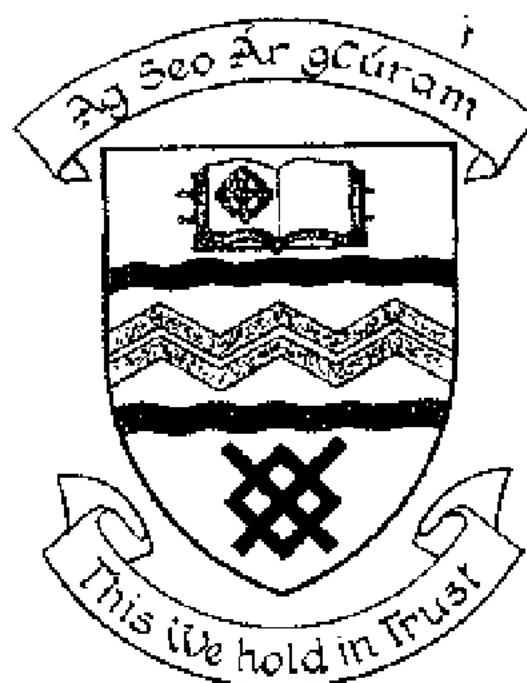
Signed on behalf of South Dublin County Council.

.....16/06/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0737	
1. Location	Bluebell Avenue (Adjacent to Listers), Bluebell Industrial Estate, Dublin 12.		
2. Development	Alterations and additions comprising (a) new two-storey office accommodation, (b) alterations to existing offices and toilets, (c) alterations to facade in existing factory building.		
3. Date of Application	12/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/12/1999 2.	1. 09/03/2000 2.
4. Submitted by	Name: O'Dwyer & Associates, Address: 8 Townyard House, Townyard Lane,		
5. Applicant	Name: Balzar Engineering Ltd., Address: B.S. Ironworks Adjoining Listers, Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 0962 Date 05/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.

Bosca 4122,
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PLANNING
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Dublin 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0962	Date of Decision 05/05/2000
Register Reference S99A/0737	Date: 12/10/99

Applicant Balzar Engineering Ltd.,

Development Alterations and additions comprising (a) new two-storey office accommodation, (b) alterations to existing offices and toilets, (c) alterations to facade in existing factory building.

Location Bluebell Avenue (Adjacent to Listers), Bluebell Industrial Estate, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/12/1999 /09/03/2000

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.

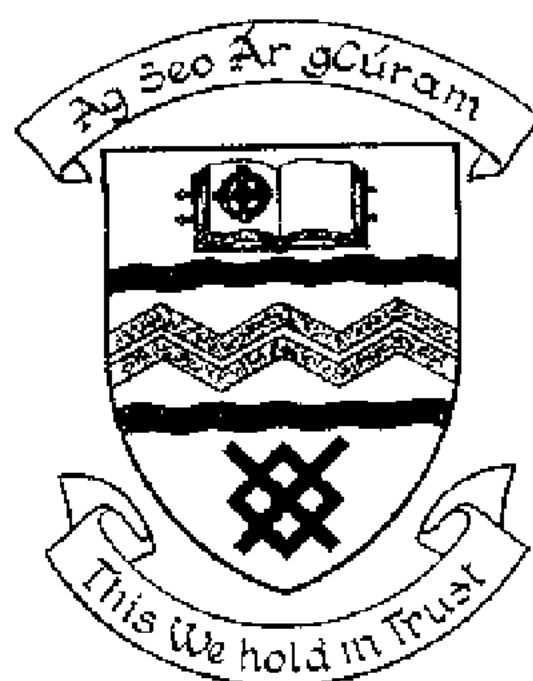
Subject to the conditions (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 05/05/00
for SENIOR ADMINISTRATIVE OFFICER

O'Dwyer & Associates,
8 Townyard House,
Townyard Lane,
Malahide,
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REG REF. S99A/0737

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 on 09/03/00, save as may be required by the other conditions attached hereto.

REASON:

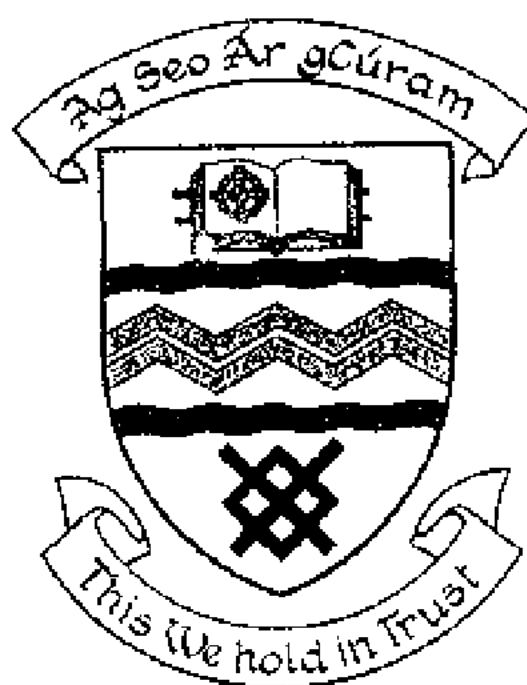
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements of the Environmental Services Department, South Dublin County Council shall be complied with:-
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 - b) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department South Dublin County Council a licence under Section 16 of the Water Pollution Acts 1977-1990.
 - c) Prior to any works commencing the developer shall submit full details of proposed watermain layout, indicating watermain sizes, valve, metre, and hydrant layout, up to and including connection to a watermain for the agreement of the Environmental Services Department, South Dublin County Council.

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REG. REF. S99A/0737

- d) No building shall be located within 5m of a public sewer or a sewer with the potential to be taken in charge, or a watermain of less than 225mm diameter, or within 8m of a watermain of greater than 225mm diameter.

REASON:

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

- 3 Footpath and kerb to be dished and new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance Dublin Corporation at the applicants expense.

REASON:

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REASON:

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

- 5 That the proposed vertical sign adjacent to the proposed new vehicular goods entrance shall be omitted, and no signs shall be erected or displayed other than the fascia sign shown on the front elevation drawing submitted.

REASON:

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- 6 That a financial contribution in the sum of £601 (six hundred and one pounds) EUR 763 (seven hundred and sixty three 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.

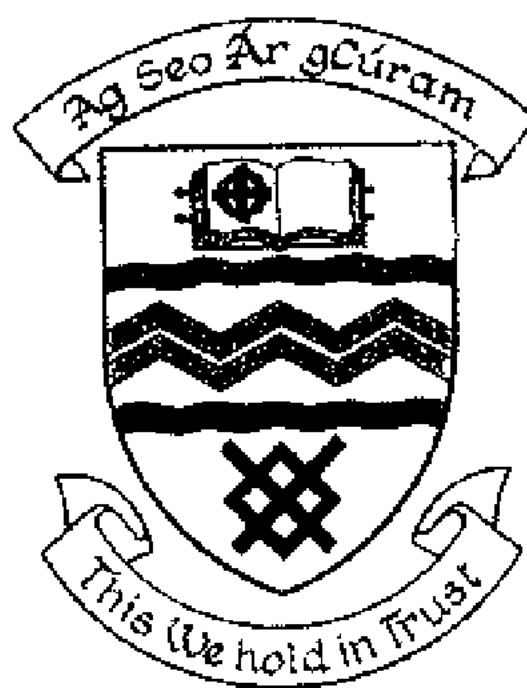
REASON:

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.

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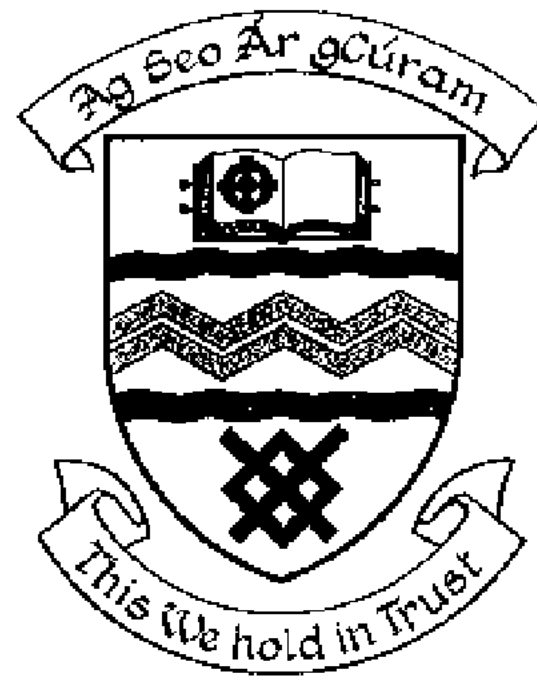
REG REF. S99A/0737

7 That a financial contribution in the sum of £1,565 (one thousand five hundred and sixty five pounds) EUR 1,987 (one thousand nine hundred and eighty seven 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2681	Date of Decision 03/12/1999 <i>for</i>
Register Reference S99A/0737	Date: 12/10/99

Applicant Balzar Engineering Ltd.,
Development Alterations and additions comprising (a) new two-storey office accommodation, (b) alterations to existing offices and toilets, (c) alterations to facade in existing factory building.

Location Bluebell Avenue (Adjacent to Listers), Bluebell Industrial Estate, Dublin 12.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 12/10/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

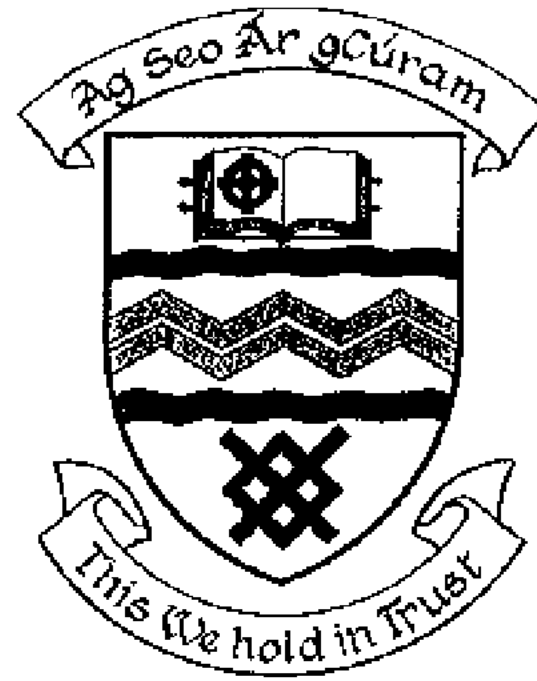
- 1 The applicant is requested to submit details of the exact nature of the use of the yard area to the rear of the existing building.
- 2 The applicant is advised that the existing car parking arrangement is totally unsatisfactory as the 6 no. car parking spaces shown on the lodged plans would appear to be inaccessible. The applicant is requested to submit proposal to provide an adequate level of off-street parking to serve the proposed development.
- 3 The applicant is requested to submit details of proposed drainage, to include pipe sizes, gradients, cover and invert levels, up to and including connection to sewer.
- 4 The applicant is requested to submit written evidence of permission to connect to a private sewer.

O'Dwyer & Associates,
8 Townyard House,
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REG REF. S99A/0737

- 5 The applicant is requested to submit adequate details of proposed watermain layout indicating watermain sizes, valve, meter and hydrant layout, up to and including connection to a watermain.

Signed on behalf of South Dublin County Council

for
.....
for Senior Administrative Officer

03/12/99