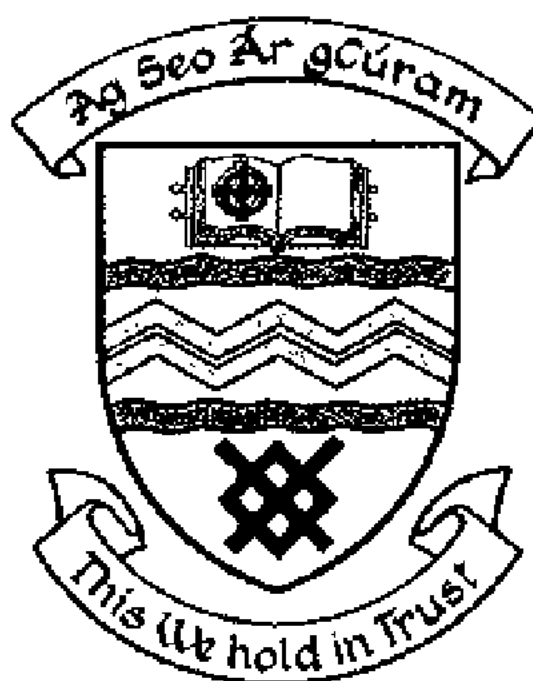


|                             |  |  |                      |
|-----------------------------|--|--|----------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S99A/0176                     |                      |
| 1. Location                 | Unit D5, Ballymount Drive Industrial Estate, Dublin 12.  |  |                      |
| 2. Development              | Commercial unit to side.   |  |                      |
| 3. Date of Application      | 23/03/99   | Date Further Particulars<br>(a) Requested (b) Received |                      |
| 3a. Type of Application     | Permission   | 1. 18/05/1999<br>2.                                    | 1. 04/11/1999<br>2.  |
| 4. Submitted by             | Name: Don Harrold,<br>Address: 18 Old Rectory Park, Taney Road,  |  |                      |
| 5. Applicant                | Name: D. Shanahan,<br>Address: Tool Auto Equipment Ltd., Unit 53 Ballymount Drive Estate, Dublin 12.                           |  |                      |
| 6. Decision                 | O.C.M. No. 2835<br><br>Date 21/12/1999   | Effect<br>AP GRANT PERMISSION                          |                      |
| 7. Grant                    | O.C.M. No. 211<br><br>Date 04/02/2000  | Effect<br>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. ....<br>Registrar       |  | .....<br>Date  | .....<br>Receipt No. |

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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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

Don Harrold,  
18 Old Rectory Park,  
Taney Road,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

|                              |                                |
|------------------------------|--------------------------------|
| Final Grant Order Number 211 | Date of Final Grant 04/02/2000 |
| Decision Order Number 2835   | Date of Decision 21/12/1999    |
| Register Reference S99A/0176 | Date 04/11/99                  |

**Applicant** D. Shanahan,

**Development** Commercial unit to side.

**Location** Unit D5, Ballymount Drive Industrial Estate, Dublin 12.

**Floor Area** 235.94 Sq Metres

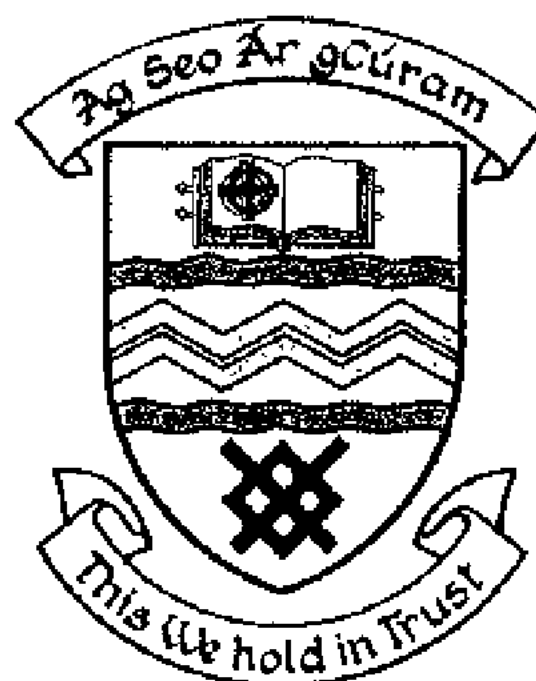
**Time extension(s) up to and including**

**Additional Information Requested/Received** 18/05/1999 /04/11/1999

A Permission has been granted for the development described above,  
subject to the following (11) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL

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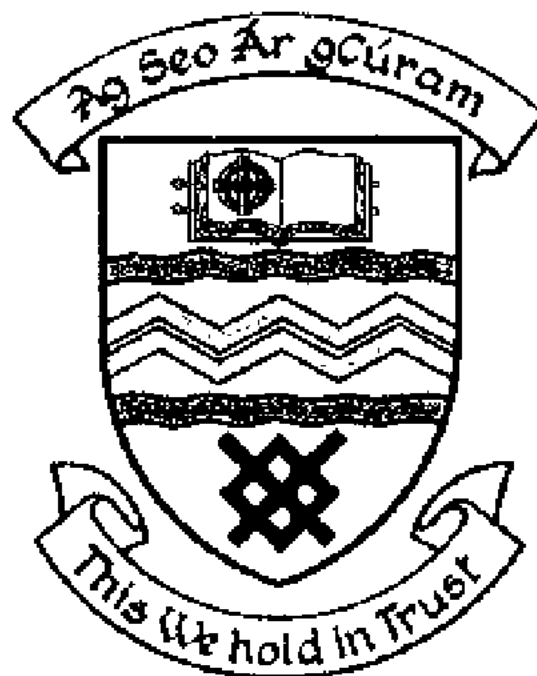
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### Conditions and Reasons

- 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 4th November, 1999 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 A retaining wall shall be constructed along the full boundary of the site with the reservation for a future distributor road to the south. Construction details of the wall shall be agreed in writing with the Roads Department of South Dublin County Council prior to the commencement of development on the site. The line of the wall shall be agreed on site with a representative from the Forward Planning Section, Roads Department. All details shall be agreed with the Planning Department of South Dublin County Council.  
REASON:  
In the interests of the proper planning and development of the area.
- 3 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.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.

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- 7 (1) All watermains greater than 150mm diameter shall be Ductile Iron.
- (2) No part of the perimeter of the building shall be more than 46m from a hydrant.
- (3) Watermains shall be laid in open areas.
- (4) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

**REASON:**

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

- 8 Seperate connections are required for each unit. All connections, swabbing, chlorination and tappings of mains must be carried out by South Dublin County Council personnel at the applicant's prior exepnse. The applicant must provide 24 hour water storage facilities.

**REASON:**

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

- 9 Prior to the commencement of any development on the site, the developer shall submit written evidence of permission to connect to any private drain to which it is proposed to connect.

**REASON:**

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

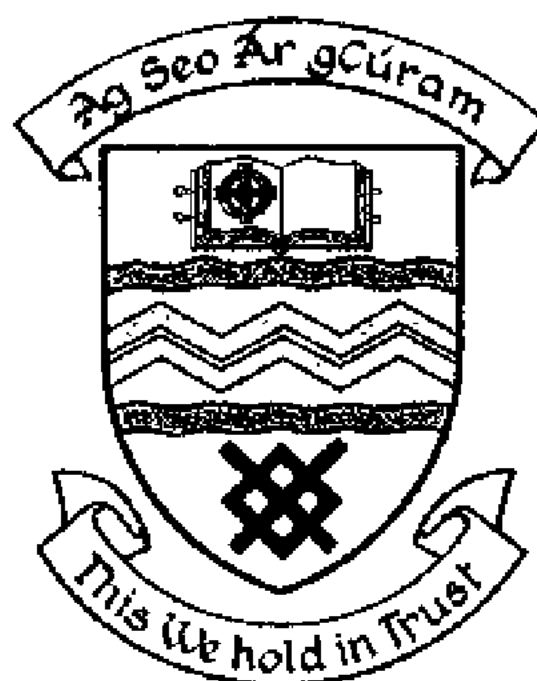
- 10 That a financial contribution in the sum of £1905.00 (one thousand nine hundred and five pounds) EUR2419 (two thousand four hundred and nineteen euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

- 11 That a financial contribution in the sum of £4956.00 (four thousand nine hundred and fifty six pounds) EUR6293 (six thousand two hundred and ninety three euros) shall be paid by the proposer to South Dublin County Council towards the

**SOUTH DUBLIN COUNTY COUNCIL**  
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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.

*[Signature]* .....04/02/00  
 for SENIOR ADMINISTRATIVE OFFICER

Telefon: 01-414 9000  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 2835   | Date of Decision 21/12/1999 |
| Register Reference S99A/0176 | Date: 23/03/99              |

|  |   |
|--|---|
| Applicant  | D. Shanahan,  |
| Development  | Commercial unit to side.                                |
| Location   | Unit D5, Ballymount Drive Industrial Estate, Dublin 12. |
| Floor Area   | Sq Metres   |
| Time extension(s) up to and including                      |   |
| Additional Information Requested/Received                  | 18/05/1999 /04/11/1999                                  |
| Clarification of Additional Information Requested/Received | /   |

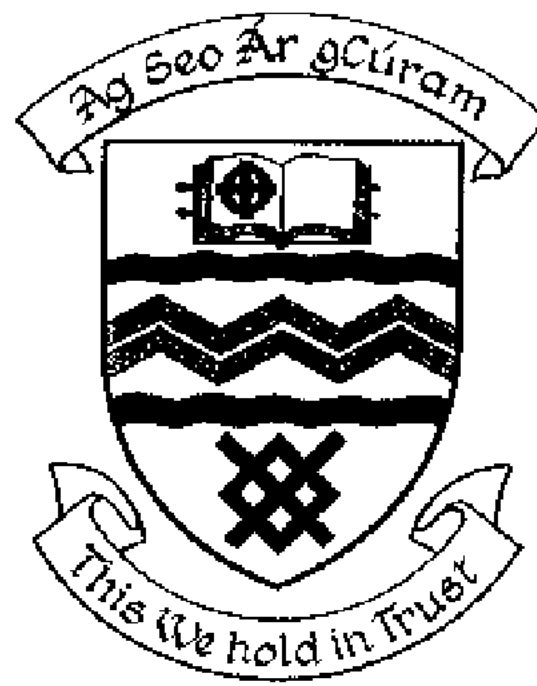
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 21/12/99  
for SENIOR ADMINISTRATIVE OFFICER

Don Harrold,  
18 Old Rectory Park,  
Taney Road,  
Dublin 14.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S99A/0176

**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 4th November, 1999 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 A retaining wall shall be constructed along the full boundary of the site with the reservation for a future distributor road to the south. Construction details of the wall shall be agreed in writing with the Roads Department of South Dublin County Council prior to the commencement of development on the site. The line of the wall shall be agreed on site with a representative from the Forward Planning Section, Roads Department. All details shall be agreed with the Planning Department of South Dublin County Council.  
REASON:  
In the interests of the proper planning and development of the area.
- 3 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.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.  
REASON:

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG. REF. S99A/0176

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

- 6 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 7
- (1) All watermains greater than 150mm diameter shall be Ductile Iron.
  - (2) No part of the perimeter of the building shall be more than 46m from a hydrant.
  - (3) Watermains shall be laid in open areas.
  - (4) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 8 Separate connections are required for each unit. All connections, swabbing, chlorination and tappings of mains must be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant must provide 24 hour water storage facilities.

REASON:

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

- 9 Prior to the commencement of any development on the site, the developer shall submit written evidence of permission to connect to any private drain to which it is proposed to connect.

REASON:

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

- 10 That a financial contribution in the sum of £1905.00 (one thousand nine hundred and five pounds) EUR2419 (two thousand four hundred and nineteen euros) be paid by the proposer to



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REG REF. S99A/0176

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.

- 11 That a financial contribution in the sum of £4956.00 (four thousand nine hundred and fifty six pounds) EUR6293 (six thousand two hundred and ninety three 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.

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

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 1023   | Date of Decision 18/05/1999 |
| Register Reference S99A/0176 | Date: 23/03/1999            |

**Applicant** D. Shanahan,  
**Development** Commercial unit to side.

**Location** Unit D5, Ballymount Drive Industrial Estate, Dublin 12.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/03/1999 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 confirm his agreement to constructing a retaining wall along the full boundary of the site with the reservation for a future distributor road to the south. (If permission is granted it would be the intention of the Planning Authority to condition the construction of this wall and to require that construction details of the wall are agreed in writing with the Roads Department before development commences and that the line of the wall is agreed on site with a representative from the Forward Planning Section, Roads Department).
- 2 The applicant is requested to submit full plans/ details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 3 The applicant is requested to submit plans/details of the proposed watermain layout indicating watermain sizes, valve, meter and hydrant layout and proposed point of connection to existing watermains. The layout must comply with Building Regulations. The applicant must ensure that:

Don Harrold,  
18 Old Rectory Park,  
Taney Road,  
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99A/0176

- 1) All watermains greater than 150mm diameter shall be Ductile Iron;
- 2) No part of the perimeter of the building shall be more than 46m from a hydrant;
- 3) Watermains shall be laid in open areas;
- 4) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

Separate connections are required for each unit. All connections, swabbing, chlorination and tappings of mains must be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant must provide 24 hour water storage facilities and is requested to confirm this will be the case.

Signed on behalf of South Dublin County Council

*/H*  
.....  
for Senior Administrative Officer

18/05/1999