

SS + CMO

Register Reference : 91A/0182

Date : 21st February 1991

Development : Use approved warehouse unit (Reg.Ref. M.1216) as light industrial

PB

LOCATION : Unit 3 Crag Terrace, Clondalkin Industrial Estate, Dublin 22

Applicant : Northstar Ltd.,

App. Type : PERMISSION

Planning Officer : P. BYRNE

Date Recd. : 15th February 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24/4/91
Time 10.30

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

DUBLIN Co. COUNCIL
 25 FEB 1991
 SAN SERVICES

Yours faithfully,

Paul G. Dolan

DUBLIN Co. COUNCIL
 SANITARY SERVICES
 PRINCIPAL OFFICER

Date received in Sanitary Services 19 APR 1991

Returned *lg*

FOUL SEWER

No objection based on the applicants statement that there is no toxic effluent involved in the industrial process which appears to be assembly. Any alteration will require a sewer permission. Non domestic effluent will non the less require a licence under the provision of the Water Pollution Act.

SURFACE WATER

Existing system. Surface water run off will be subject to the ~~water~~ provision of the Water Pollution Act.

SENIOR ENGINEER,
 SANITARY SERVICES DEPARTMENT,
 46/49 UPPER O'CONNELL STREET,
 DUBLIN 1

W. Whelan
 11.4.91

Not for BTD

Register Reference : 91A/0182

Date : 21st February 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY. No objection. Existing supply 24 hr. storage
metered supply necessary. J. Laffo 8/3/91

B/MK 12/3/91

.....
ENDORSED _____

DATE 16/4/91

Register Reference : 91A/0182

PB

KQ

Date : 21st February 1991

Development : Use approved warehouse unit (Reg.Ref. M.1216) as light industrial

LOCATION : Unit 3 Crag Terrace, Clondalkin Industrial Estate, Dublin 22

Applicant : Northstar Ltd.,

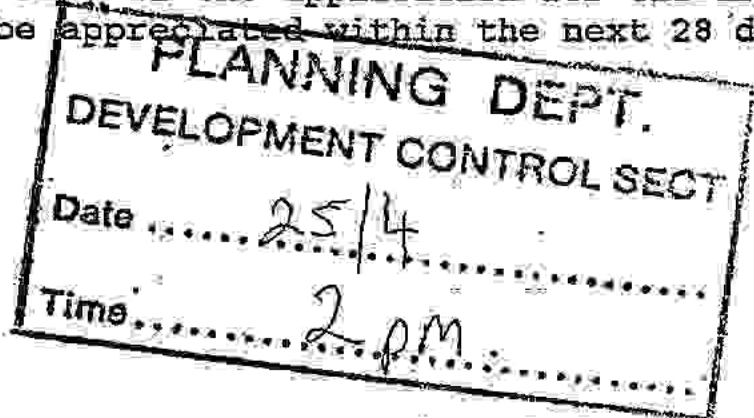
App. Type : PERMISSION

Planning Officer : P. BYRNE

Date Recd. : 15th February 1991



Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.



Yours faithfully,

cc Paul Tobin

PRINCIPAL OFFICER

No objection to this proposal provided that:

① Safety in Industry Act 1955/80 and regulations made thereunder are complied with.

② Permanent ventilation is provided in the sanitary accommodation and lobbies leading thereto.

③ The Offices Premises Act 1958 and regulations made thereunder are complied with.

④ Drinking water facilities be made available to staff. The supply to be taken directly from the rising main and not fed through a storage tank.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

Ag Review
for John O'Kelly S.E.H.O. 22/4/91

D/1525/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0182

Date Received : 15th February 1991

Correspondence : D. McCarthy & Co.,
Name and : Consulting Engineers,
Address : Lynwood House,
Ballinteer Road,
Dublin 16

Development : Use approved warehouse unit (Reg.Ref. M.1216) as light industrial

Location : Unit 3 Crag Terrace, Clondalkin Industrial Estate
Dublin 22

Applicant : Northstar Ltd.,

App. Type : Permission

Zoning : E

CN2065.

CONTRIBUTION:	
Standard:	<i>M1</i>
Roads:	<i>U.S. & R.</i>
S. Sers:	<i>R. M. S. S.</i>
Open Space:	—
Other:	—
SECURITY:	
Bond / C.I.F.:	—
Cash:	—

MG/AC

Report of Dublin Planning Officer dated 10 April, 1991.

This is an application for permission for the change of use of approved warehouse unit to light industrial use at Unit 3 Crag Terrace, Clondalkin Industrial Estate, Dublin 22 for Northstar Ltd.

The proposed development is located to the west of Crag Terrace in the Clondalkin Industrial Estate in an area zoned E "to provide for industry and related uses". Unit 3 is one of a row of four such units which are set back from the public road with an open area of car parking to the front. This car park is surrounded by a dwarf wall. There are two vehicular access points.

Planning permission for this existing warehousing development was granted in 1977 under Reg. Ref. No. M1216 (file unavailable).

Condition No. 9 of this grant of permission required "That the proposed building be used solely for warehousing purpose and no production or manufacturing processes to be carried out within the site".

The reason given was "to prevent unauthorised development".

Unit No. 3 has a floor area of 530 sq. metres (stated) and comprises an office, toilets and open plan warehousing area. There is an existing roller shutter door to the front.

The site plan lodged identifies the site area as including only that area of the forecourt to the front of Unit No. 3.

Lodged plans identify a total of 8 no. car parking spaces to the front of Unit

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0182

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Location: Unit 3 Crag Terrace, Clondalkin Industrial Estate, Dublin 22

No. 3. While this is less than required to meet current Development Plan standards for a 530 sq. metre warehouse or industrial unit i.e. 16 no, the site forms part of an open plan complex and additional car parking spaces are available elsewhere.

This site was inspected on 2nd April, 1991. Unit no. 3 is currently in use for a joinery business. The applicants note in their submission that 13 no. people are employed here.

Roads Department report not received.

Sanitary Services report not received. No details have been submitted regarding drainage etc. Sanitary Services were contacted. They recommended

additional information be sought in this regard. Sanitary Services also noted that there was a drainage constraint in this area at the time the grounding permission was granted which may have precluded against industrial development (as opposed to a dry warehousing use) at that time.

Fire Officer's report not received.

The proposed change of use is acceptable in principle given the industrial zoning at this location.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1990, subject to the following (7) conditions:-

CONDITIONS / REASONS

01 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.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Act, 1878-1964.

03 That 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0182

Page No: 0003

Location: Unit 3 Crag Terrace, Clondalkin Industrial Estate, Dublin 22

04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.

06 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON: In the interest of health.

07 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

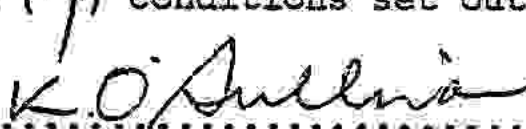
REASON: In the interest of the proper planning and development of the area.

NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts 1963-1990, and in respect of which a further planning application may be required.

Endorsed:  for Principal Officer

 for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated : 11 April 1991.  ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8th April, 1991.

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/182*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *5702 ft²*

MEASURED BY:

CHECKED BY:

fy
21/2/91

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

91A/0182

CERTIFICATE NO: 24280

PROPOSAL: Use warehouse as light industrial
LOCATION: Unit 3 Craig Terrace Clondalkin
APPLICANT: North Star Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO
Dwellings	€332					
	€176					
	€300 per M ² in excess of 300M ² area					
529.70m ²	€21.75	922.50	1000	72.50		overpayment
x .1 hect.	€123					
x .1 hect.	€123					
x .1 hect.	€123					
x .1 hect.	€123					
x .1 hect.	€123					
x .1 hect.	€123					
x .1 hect.	€123					
x .1 hect.	€123					
x .1 hect.	€123					

Column 1 Certified: Signed: *J. G. [Signature]* Date: 21/2/91

Column 1 Endorsed: Signed: *[Signature]* Date: 20/2/91

Columns 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Grade: S.O. Date: 20/2/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0182

Date Received : 15th February 1991

Applicant : Northstar Ltd.,

Appl.Type : PERMISSION

Development : Use approved warehouse unit (Reg.Ref. M.1216) as light industrial

LOCATION : Unit 3 Crag Terrace, Clondalkin Industrial Estate, Dublin 22

O.S.REFS.

17/16			
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AREA REFERENCE

L	C	1	3	0	2
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HISTORY

—				

FEES CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To D. McCarthy & Co., Decision Order P/1525/91 11.04.91
 Number and Date
Lynwood House, Register Reference No. 91A/0182
Ballinteer Road, Planning Control No.
Dublin 16. Application Received on 15.02.91
 Applicant Northstar Limited.

In pursuance of its functions under the above-mentioned Acts, the 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/~~Approval~~ for:-

use approved warehouse unit (Reg. Ref. M.1216) as light industrial at Unit 3 Crag Terrace, Clondalkin Industrial Estate, Dublin 22.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	4. In the interest of health.
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	5. In order to comply with the Sanitary Services Acts, 1878-1964.

Over

Signed on behalf of the Dublin County Council



For Principal Officer

Date 11 April 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That no industrial effluent be permitted without prior approval from Planning Authority.

7. That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts 1963-1990 and in respect of which a further planning application may be required.

6. In the interest of health.

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



NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Block 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone: (01)724755
Fax: (01)724896

Register Reference : 91A/0182

Date : 19th February 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Use approved warehouse unit (Reg.Ref. M.1216) as light industrial

LOCATION : Unit 3 Crag Terrace, Clondalkin Industrial Estate,
Dublin 22

APPLICANT : Northstar Ltd.,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 15th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road,
Dublin 16

17/16

Dublin County Council
Comhairle Chontae Átha Cliath



Planning Application Form/
Bye-Law Application Form

PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building UNIT 3, CRAG TERRACE, CLONDAKIN
(If none, give description sufficient to identify) INDUSTRIAL EST., CLONDAKIN, D.22.

3. Name of applicant (Principal not Agent) NORTHSTAR LTD.

Address 20, O'NEIL CARNEY & CO Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings O. MC CARTHY & CO. CONSULTING ENGINEERS,
LYNWOOD HOUSE, BALLINTEER Tel. No. 988204/984147.

5. Name and address to which notifications should be sent O. MC CARTHY & CO. CONSULTING ENGINEERS,
LYNWOOD HOUSE, BALLINTEER, DUBLIN 16.

6. Brief description of proposed development USE APPROVED WAREHOUSE AS LIGHT INDUSTRIAL.

7. Method of drainage EXISTING 8. Source of Water Supply EXISTING

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used WAREHOUSING

(b) Proposed use of each floor LIGHT INDUSTRIAL

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

11.(a) Area of Site 1188 Sq. m.

(b) Floor area of proposed development 530 Sq. m.

(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD 1000 18/2

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box. N 31299

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: WHERE APPLICABLE.

15. List of documents enclosed with application. 4 COPIES COVERING LETTER, + SITE LOCATION,
COPIES WAREHOUSE DETAILS DRAWING NO. 3266/1.
COPY PUBLIC NOTICE 'IRISH PRESS' 15-02-91.

16. Gross floor space of proposed development (See back) 530 Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development 4

Fee Payable £ 927.22 Basis of Calculation 1.75 X 530.

If a reduced fee is tendered details of previous relevant payment should be given
REFUND DUE 927.22 - 1000.00 = £72.77.

Signature of Applicant (or his Agent) Bruce O'Connell Date 15 February 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0182

Amount Received £ 280

Receipt No _____

Date _____

Irish Press 15/2/91



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min. £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 31299

CASH
CHEQUE
M.O.
B.L.
I.T.

£1000.00

Received this 18th day of February 1991

from Northstar Ltd.

To D. McCarthy

Lynwood House, Ballinteer

the sum of one thousand Pounds

Pence, being fee for

planning application at Unit 3, Crao, Terrace

Clonsilla

Belan Deane Cashier

S. CAREY
Principal Officer Class 4

D. McCarthy & Company
Consulting Engineers

TELEPHONE: 984147, 988244
FAX: 951773

Lynwood House
Ballinteer Road
Dublin 16

Our Ref:
15th February 1991.

Your Ref:

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED

15 FEB 1991

REG No.
APPLICATION TYPE O/P/A/BB.
NO L B S.

Principal Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re: Use approved warehouse as light industrial at Unit 3, Crag
Terrace, Clondalkin Industrial Estate - North Star Ltd.

Dear Sir,

Further to the above application, I would like to make the
following comments.

- 1: There is an existing Planning Permission for warehousing Reg.
Ref: M1216.
- 2: The company who will use this Unit is involved in the
manufacturing of kitchen furniture. There is no toxic waste or
emissions involved in this process.
- 3: A breakdown of this Unit is as follows;

(a) Joinery Manufacturing (kitchen furniture)	116m ²
(b) Assembly	234m ²
(c) Storage	160m ²
(d) Office	48m ²
(e) Employees	13 No.
(f) Cars 4 No. and Pickup 2 No.	

If you have any queries, please do not hesitate to contact me.

Yours faithfully,

Duan O'Riordan

D. McCarthy & Co.

D.S. No. _____

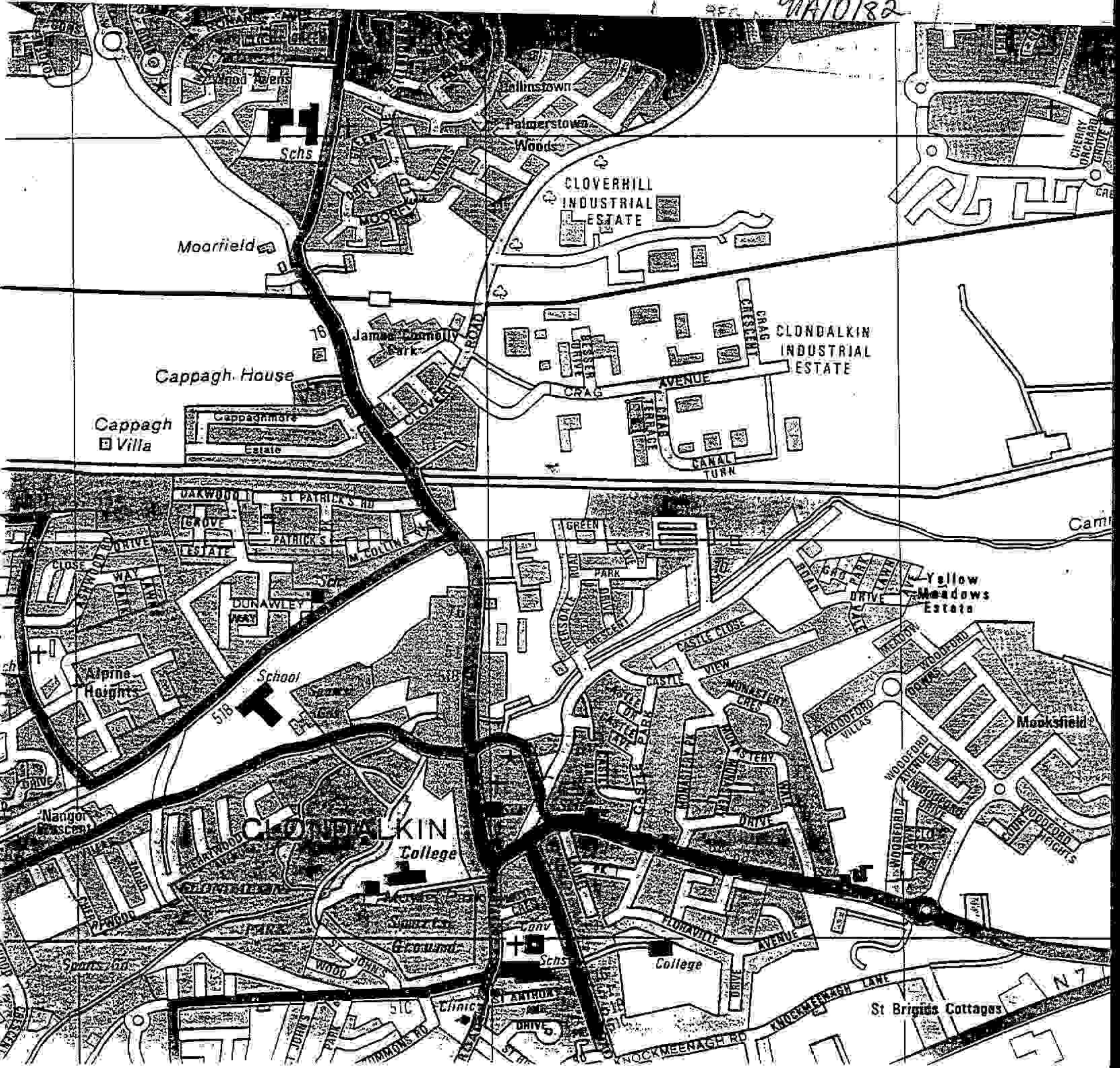
SCALE *N.T.S.*

SITE LOCATION MAP

DUBLIN COUNTY
D. Mc CARTHY & Co. CONSULTING ENGINEERS LYNWOOD HOUSE BELLEMEER RD. DUBLIN 16

15 FEB 1991

91A/0182



NOTE: THIS MAP IS ONLY TYPE AVAILABLE SUFFICIENT TO IDENTIFY SITE.

