

Our Ref: PL 6/5/85950  
P.A. Ref: 91A/453

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 23 OCT 1991

Appeal re: New front extension and alterations to  
existing internal layout and signage at Ballymount  
Industrial Estate, Ballymount Road, Walkinstown,  
Dublin 12.

Dear Sir,

An order has been made by An Bord Pleanála  
determining the above-mentioned appeal under the  
Local Government (Planning and Development) Acts,  
1963 to 1990. A copy of the order is enclosed.

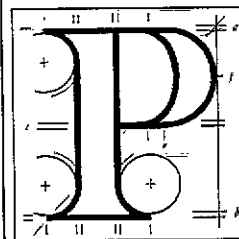
Yours faithfully,

  
Miriam Baxter.

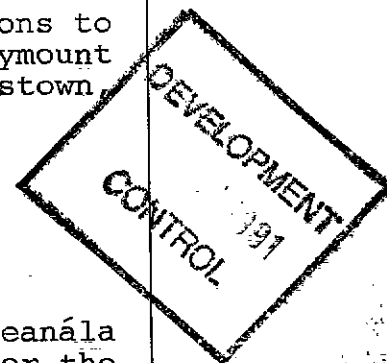
Encl.

BP 352

PK  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



AN BORD PLEANÁLA

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

County Dublin

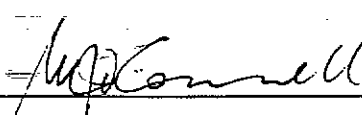
Planning Register Reference Number: 91A/453

**APPEAL** by P.G. Power Distribution Limited care of Buckley Partnership of 20 Vesey Place, Dun Laoghaire, County Dublin against the decision made on the 16th day of May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for new front extension and alterations to existing internal layout and signage at Ballymount Industrial Estate, Ballymount Road, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

**WHEREAS** the said appeal relates only to condition number 5 subject to which the decision was made:

**AND WHEREAS** the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to attach the said condition number 5 and the reason therefor.

  
\_\_\_\_\_  
Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 22<sup>nd</sup> day of October 1991.

COMHAIRLE CHONTAE ATHA CLIATH

Tel. 704735  
Ext. 268/269

Planning Department,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Your Ref. 615/85950  
Our Ref. 91A 453.

02-07-91

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1983

PROPOSAL : FRONT EXTENSION, ALTERATIONS TO EXISTING INTERNAL LAYOUT, AND SIGNAGE AT BALLYMOUNT INDUSTRIAL ESTATE WALKINSTOWN

APPLICANT : P.G. POWERS Distribution Ltd.

Dear Sir,

With reference to your letter dated 06-06-91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. IRISH PRESS 20/3/91
- (4) The plan(s) received from the applicant on 27/3/91
- (6) & (7) A certified copy of Manager's Order P/2132/91 together with technical reports in connection with the application.

Yours faithfully,

M. Murtagh

for PRINCIPAL OFFICER

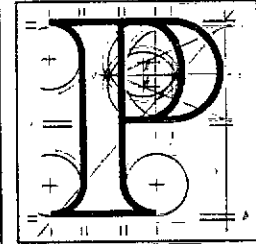
Encls.

Our Ref: PL 6/5/85950  
Your Ref: 91A/453

*Handwritten initials*  
11/6

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

*Handwritten initials*  
An Bord Pleanála



Floor 3 Blocks 6&7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

07 JUN 91  
9.00.91

Date: 6th June 1991.

Planning authority decision re: Front extension, alterations to existing internal layout and signage at Ballymount Industrial Estate, Ballymount Road, Walkinstown, County Dublin.

1576

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

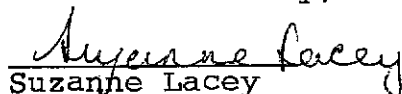
The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

The Board notes that the above appeal relates (inter alia) to (a) contribution condition(s). In this regard, and in order to facilitate the Board in its consideration of the appeal, I am to request you to forward the following information (as appropriate) in relation to the condition(s) proposed to be imposed:-

- (1) The approach to and the basis for the calculation of the contribution(s).
- (2) In the case of a parking contribution - the location of parking spaces which would facilitate the proposed development together with an indication as to when they were, or will be, provided.
- (3) In the case of change of use - what allowance, if any, has been made in the calculation of the contribution(s) to allow for the demand for services or parking under the previous use.
- (4) Any other relevant comments or information.

Please quote the above appeal reference number in any further correspondence.

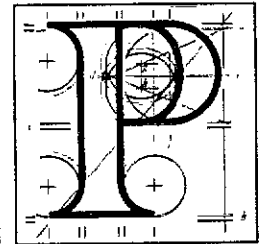
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 006

An Bord Pleanála



Floor 3 Blocks 6&7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

4/6/91

filed etc.

823364



**BUCKLEY  
PARTNERSHIP**

20 VESEY PLACE  
DUN LAOGHAIRE  
COUNTY DUBLIN

TELEPHONE 280 4813  
280 9432

FACSIMILE 284 4418

JN 9111.2

27. 5. '91

An Bord Pleanala,  
Floor Three,  
Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

Re: Front Extension, Alterations to Existing Internal Layout  
and Signage, For P.G. Power Distribution Limited, Ballymount  
Industrial Estate, Ballymount Road, Walkinstown.

Reg. Ref. No. 91A/0453

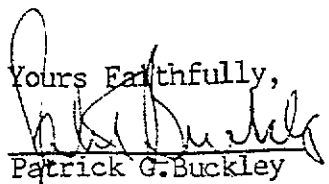
Dear Sirs,

Further to notification of a decision to grant Permission for the above named development, we wish on behalf of our Clients, P.G. Power Distribution Limited, of Ballymount Industrial Estate, Ballymount Road, Walkinstown, to appeal against condition five of the Planning Permission on the basis that this is an existing structure to which all services have been connected for many years. The buildings as they exist are adequately provided with toilet facilities for staff, and with regard to the surface water, the area of roof to be drained coincides exactly with an existing area of tarmac. Under the circumstances there will be no additional discharges into any of the services. There is no requirement for any additional water supply.

We would point out that our Clients occupy a rated property. It is our understanding that the purpose of rates is to maintain services.

While we are aware that it is now standard practice for the County Council to levy financial contributions, we are of the opinion that in this case such a charge is unwarranted and unnecessary.

We would be glad to have your decision in this regard as soon as possible.

Yours Faithfully,  
  
Patrick G. Buckley

ARCHITECTS      INTERIOR DESIGNERS      PLANNERS

PATRICK G. BUCKLEY  
M.I.A.S. F.I.A.R.C.H.S

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.

Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Telephone: 773066

Telephone: 724755  
Extension: 231/234

27 June 1991

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

LOCATION: Ballymount Industrial Estate, Ballymount Road, Walkinstown  
PROPOSED DEVELOPMENT: Carpet, showroom extension  
APPLICANT: P.G. Powers Distribution Ltd  
PLANNING REG.REF.: 91A/0453  
DATE OF RECEIPT  
OF SUBMISSION: 14 June 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

**Building Bye Law Approval.**

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Buckley Partnership,

20 Vesey Place,

Dun Laoghaire,

Co. Dublin.

JN 9111

27. 5. '91

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

  
BUCKLEY  
PARTNERSHIP

20 VESEY PLACE  
DUN LAOGHAIRE  
COUNTY DUBLIN

TELEPHONE 280 4873  
280 9432

FACSIMILE 284 4418

Re: P.G. Powers Distribution Limited, Proposed Alterations

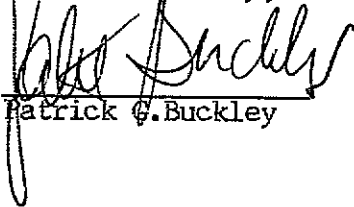
---

Dear Sirs,

We enclose herewith for Bye-Law Permission, three copies of our drawings, including site layout plans, elevations and sections, specification and Engineer's calculations and details, together with a structural design Certificate from our Engineer. We also enclose our Client's cheque for £605. 50, being the amount of the fee in this regard.

We look forward to receiving Bye-Law Approval in due course.

Yours Faithfully,

  
Patrick G. Buckley

(Encls.)

91A/0453

4.12.3

BBL

BYE LAW APPLICATION.

REC. No. / N 41606

£605.50

14/6

ARCHITECTS

INTERIOR DESIGNERS

PLANNERS

PATRICK G. BUCKLEY  
M.I.A.S. F.I.A.R.C.H.S.



COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

[Empty box for receipt code]

CASH

CHEQUE

46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

REC. NN 41606

€605.50

Received this 14th day of Dec 1994

from P.C. Power distribution Ltd

the sum of six hundred and five Pounds

five Pence, being £605.50

application at Rallymount Ind Est

Michael O'Hara Cashier

[Signature]

S. CAREY  
Principal Officer

Class



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

1. Application for Permission  Outline Permission  Approval  Place / in appropriate box. Bye Law Approval   
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 Ballymount Industrial Estate, Ballymount Road  
(If none, give description sufficient to identify) Walkinstown Dublin, 12.

3. Name of applicant (Principal not Agent) P. G. Powers Distribution Ltd.  
Address Ballymount Industrial Estate, Walkinstown Tel. No. ....

4. Name and address of Buckley Partnership  
person or firm responsible for preparation of drawings 20 Vesey Place, Dun Laoghaire. Tel. No. 2804813/2899432

5. Name and address to which notifications should be sent Buckley Partnership, 20 Vesey Place,  
Dun Laoghaire, Co. Dublin

6. Brief description of proposed development Carpet Showroom Extension

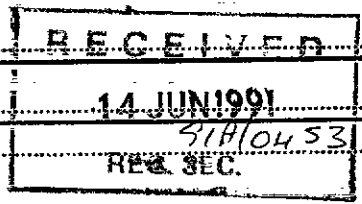
7. Method of drainage As existing 8. Source of Water Supply N/A

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 N/A

(b) Proposed use of each floor .....

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 1,270 (approx) Sq. m.  
(b) Floor area of proposed development 153 Sq. m.  
(c) Floor area of buildings proposed to be retained within site Sq. m.



12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) Freehold

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

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

15.List of documents enclosed with application. 3 copies of drawings 9111/1, 2 + 91/04/9,  
3 copies of site location map and site plan, 3 copies of specification, Clients Cheque for £605.50

16.Gross floor space of proposed development (See back) 153 Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development .....  
Fee Payable £ 605.50 Basis of Calculation £3.50 per sq. m. + £70.00 for signs  
If a reduced fee is tendered details of previous relevant payment should be given (as agreed with Co. Council)

Signature of Applicant (or his Agent) P.P. Martin Moran Date 13/06/91

Application Type ..... FOR OFFICE USE ONLY  
Register Reference .....  
Amount Received £ .....  
Receipt No .....  
Date .....

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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (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)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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.

O.U.L.I.N.E SPECIFICATION

For

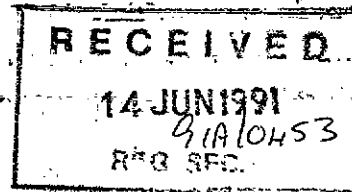
BUILDING WORKS AND SERVICES

To

CARPET SHOWROOMS AT WALKINSTOWN

For

P. G. POWER & CO. LIMITED  
BALLYMOUNT ROAD, WALKINSTOWN



Patrick G. Buckley & Ptnrs  
Architects,  
20 Vesey Place,  
Dun Laoghaire,  
Co. Dublin.

September 1990

## GENERAL

The Contractor should note that the existing showrooms will carry on business as usual during the course of execution of these works.

The works should therefore be phased in such a manner as to facilitate the carrying on of business and shall keep dust to a minimum.

The Contractor shall at the time of tender submit his proposals in this regard for the consideration of the Management.

## DEMOLITION

All demolition to be carried out in the most careful manner. The Contractor shall ensure that the conditions necessary for the proper support of all elements of the existing building which are to remain are present at all times during the execution of demolition work.

Carry out all necessary shoring and strutting during the course of the demolition. On completion of demolition make good to all elements which are to remain and leave ready for building work.

Take down and store for re-use existing partitions for use in Managing Director's office. Take down and remove from site existing storage areas off Managing Director's office.

Remove existing lobby at entrance. (Outside doors and screens to remain). Store remainder for re-use. Remove existing window into Manager Director's office and store for re-use. Build up opening in window at bottom of existing stairs and remove window and fire escape door in adjoining opening and re-position each same as indicated on plan.

In existing trade counter area in accounts office remove block wall and extend office as shown on plan.

Remove all existing ground floor partitions in newly acquired sections of building as shown on plan and remove same from site.

Remove all partitions at first floor in newly acquired section as shown on plan except where shown. In newly acquired section

remove entrance door and side screen. Also remove all windows to front and end elevations.

Form ope for the installation of new fire escape door.

Remove all electrics from newly acquired section. Remove all air conditioning, piping, and units from flat roof. Remove existing telephone system.

Remove and store for re-use warm air curtain unit from first floor.

Break out and form ope in wall at loft level into first floor as shown on plan, and provide fire resisting double doors in new ope.

Remove window grills in newly acquired section and store for re-erection when windows have been re-placed. Remove existing window screens and replace on completion. Provide additional mesh screens where necessary at ground floor level.

#### EXCAVATION/FOUNDATIONS SITEWORKS

Excavate over site of new porch to the depths shown on the drawings and in accordance with the Structural Engineer's sizes and details

- a) for footings for walls of porch
- b) for hardcore and floor slab leave ready to pour concrete.

Excavate for trenches for all necessary drainage connections.

Foundations shall be a minimum of three times the wall thickness by a depth of 300 mm in all cases and shall be a minimum of 600 to the top of foundations in all cases.

Trenches to be levelled off with a 50 mm weak mix prior to pouring of foundations. Foundations shall be reinforced in accordance with Structural Engineer's details.

Excavate over area of paving and planter box. Lay hardcore and sand blinding. Lay selected paving slabs in area shown on plan and construct planter box also as indicated. Edge of paved area to be finished in brickwork to form step or ramp as the levels dictate and also at entrance doors as indicated.

#### BLOCKWORK / BRICKWORK / WALLS

Blocks shall be 215 x 112 solid blocks steam cured to I.S.S. laid on the flat for stairwell and store room, laid on edge for cavity inner leaf and other walls as appropriate.

New walls between trade office and warehouse to be 215 hollow concrete blocks also steam cured to I.S.S., built on concrete upstand beams laid on floor slab and finished at head with ring beams, all as indicated on drawings, carefully laid and flash pointed and left ready for decoration.

Brickwork to be selected facing brick to match existing, carefully laid and pointed with a recessed joint.

Cavity walls to consist of 112 inner leaf of block 50 mm cavity 50 mm insulation 112 outer brick leaf. Provide walls ties to comply with relevant building regulations and to Manufacturers instruction.

Part build up openings where required on front elevation where shown and also in trade office area in the formation of the new accounts office and store.

#### D.P.C.s & D.P.M.

Provide D.P.C. in all new walling at min. 150 mm over ground level and to be capped with D.P.M. under new floor slabs where applicable. Also provide D.P.C.s under all walls, over all lintols and vertically at window and door reveals.

#### CONCRETE FLOOR SLABS / BEAMS / LINTOLS ETC

Lay new concrete slab in proch to be min. 150 thick on D.P.M. on sand blinding on hardcore in 150 mm layers finished with 50 mm sand and cement screed, left ready to receive Clients tiled finish.

Also provide reinforced 150 mm thick concrete slab at first floor level over store room as shown on plan.

Provide R.C. lintols to all new opes for windows/doors etc.

Provide R.C. column as shown on Engineer's drawing.

Provide R.C. beams at first floor and roof levels where staircase structure adjoins reception area, to Structural Engineer's sizes and details.

Provide and install new R.S.J.s at both first floor level and roof level along line of party wall and where same has been removed all in accordance with Structural Engineer's sizes and details.

All concrete for the foregoing to be a 30 Newton mix. Provide stone reveals to doors and window in new porch. Also provide stone parapet.

### ATTENDANCE ON TRADES

The Contractor shall allow for specialish attendance on the following trades:-

Electricians  
Plumbers  
Heating Sub-Contractor  
Telephones & Computer Installations  
Ceiling Sub-Contractor

Attendance to include cutting of chases in walls and ceilings where appropriate, the provision of scaffolding for access, making good of all surfaces on completion, boxing in of pipework where it is not possible to conceal same in another manner, lifting of floor boards, notching of joists, making good on completion.

N.B. Care should be exercised to ensure all floor boarding and sheeting is adequately fixed.



## CARPENTER & JOINER/WINDOWS/PLASTERING

**Partitions:** Provide and erect new stud partitions where shown on plan. Where stud partitions are shown as fire resistant, these shall be slabbed with two layers of plasterboard 20 mm and 12.5 mm with joints staggered on both sides and plastered. Stud work to consist of 100 mm x 75 mm, head and sole pieces and nogging pieces 2 no. rows. Also provide 75 mm x 100 mm studs @ 400 C/C.

**Making Good:**

All walls, floors and ceilings shall be made good on completion of all work, taking care to ensure that existing cracks are repaired in all cases. All wall and ceiling surfaces shall be left ready for painting and floors to receive Client's floor finish.

**Windows:**

Where existing windows have been removed from newly acquired portion of building, provide 10 no. new windows and install same, also re-install existing windows stored for re-use, also install existing doors and single screen from existing entrance, together with new side screen in new porch as shown on plan. All new external windows to be double glazed white finished aluminium. Also provide new smaller window and fire escape door as shown on plan.

Where other small windows and fire escape doors and larger windows have been removed in portion of existing show room re-install those in new positions as indicated on plan.

Provide and install new double glazed entrance doors and screens, and new double glazed window in new porch.

**Roller Shutters:**

Provide and install 1 no. motorised galvanised steel syntha pulvin finish roller shutter as indicated on plan and to detail. Make good reveals in all cases internally and externally and mastic seal joints of windows with existing plasterwork.

### STAIRCASE/OPEN WELL

Construct new staircase to consist of 250 mm x 50 mm teak treads on steel angle bearers, rise to be 150 mm.

Provide and install 2 no. 180 x 80 strings as shown, bolted down to floor and to first floor beam.

Construct landing as shown on plan and provide front fascia to beam as shown on plan. Provide black ebonised handrail 65 mm dia on 44 mm nom. brass tube uprights fixed through trends and stabilised. Also provide 10 mm laminated glass infill panels to staircase as shown. On wall side of stairs provide 65 mm black ebonised rail on solid brass brackets. All the foregoing in accordance with drawing no. 8960/4 and to detail. Similar handrail to continue around open well at first floor on 3 no. sides and around projecting beam, (fourth side being front wall).

At front of open well where wall thickness changes make up to floor level, finish on top with grey ash strip and continue fascia to meet fascias of other three sides of opening, all in grey ash laminate.

#### DOORSETS/DOOR FURNITURE

Provide grey ash finished solid core flush doors and frames, these to be one hour fire resisting where shown and fitted with automatic closers and intumescent strips. Doorsets and closers to be provided with a certificate of fire resistance acceptable to the Fire Officer.

Door furniture to be Hewi leversets with separate roses and escutcheons colour to Architect's selection.

Re-erect aluminium screen stored for re-use in new Managing Director's office and private addition section as required.

Provide and install window boards to all windows in grey ash finish.

#### ROOFS

Provide new roof to porch to consist of self finish 60 mm twin insulated decking laid on purlins, complete with aluminium ridge pieces, gutters, downpipes etc.

Provide and install flashing to junction of porch

roof with main wall and counterflash.

## PLASTERING GENERALLY

---

Slab and plaster work previously set out in some cases. Generally all walls of new showroom porch and stairwell to be finished in bonding coat and finishing coat of plaster.

New office extension at rear to be flush pointed block finish ready for painting.

Ceilings generally to be slabbed and plastered. All existing cracks to be made good.

In accounts office ceiling construction to be one hour fire resisting construction.

All walls of escape routes to be to one hour fire resisting construction. External plastering to be in sand and cement with a nap finish.

## TOILETS

---

Provide new management toilet at end of ground floor. Install new patent partitions here. New vanity unit. Tile all walls, except in lobby.

Provide and install cupboard in lobby as shown on plan and to detail with grey ash doors and shelved out internally at 450 intervals floor to ceiling. Floor covering by Client. Provide warm air hand drier, toilet paper holder.

Ceilings: Provide gold luxalon ceiling in the following locations:  
(a) Entrance lobby  
(b) Staircase

All to be as indicated on drawings. Provide suspended ceiling in Managing Director's office, to be Armstrong 600 x 600 micro look finesse ultraline with 1200 x 60 recovered light fittings. Otherwise make good to all ceilings after installation of electrical work and leave ready for decoration.

**Marble Finish:** End wall in porch to be finished in Rose Aurora marble for full height and width.

**Logo:** Mount Client's logo in polished brass on marble wall, to detail.

**General:** Excavate tarmac in the immediate site of proposed structure in preparation for foundation excavation. Remove spoil to designated area.

**Matt Well:** Recessed matt well shall be framed with bronze angle frame with bedding lugs housed into concrete.

**Floor:** Shall be power floated 100 concrete on 50 insulation on 1000 Visqueen on 50 dry rolled sand blinding on 150 engineered hard core.

**Glazing:** Shall be 6 mm, float plate glass installed by specialist glaziers. To be cleaned thoroughly on installation.

**Porch Lighting:** Combined fluorescent light units to match existing showroom lighting with spot lights in tracking.

**Patio:** Precast concrete slabs 600 x 600 x 50 laid on 50 mm compacted and rolled sand on 150 compacted hardcore. Form step up in brickwork.

**Rainwear:** Provide and fix to wall at 900 intervals by brackets 100 x 75 D.V.C. square section downpipe with toe discharging over G.T.

Fix P.V.C. hopper head to take roof water, hopper head not to be oversized.

**G.T.:** Provide grilled gully trap where shown.

**Rainwater Drain:** Excavate for 100 dia. 'wavin' rain pipe and lay same on 100 lean concrete base to 1/40 and connect into new Aj. on existing S.W. drain.

#### REMOVAL OF EXISTING ELECTRICAL WORK

---

Remove existing mains board in new unit together with all sub boards. Remove and strip out all wiring together with all electrical, telephones and computer trunking cabling and conduit throughout the newly acquired unit including the existing condensers on the roof and the vertical galvanised trunking on the face of the building, together with old telephones etc.

Remove and store for use, existing warm air curtain unit.

Remove all existing lighting fittings and store for use in approved locations in new porch.

E.S.B. Supply: The electrical supply taken from the E.S.B. mains shall be 380 volt 3 phase 50 cycle, and 220 volt 1 phase and neutral.

The Contractor shall be responsible for the preparation and submission to the E.S.B. of all application forms and test notices as per the E.T.C.I. and any other information necessary for the connection of the electrical supply.

The Contractor shall submit copies of all documentation between the Contractor and the E.S.B. to the Architect.

Laws Ordinances: And Regu-  
lations: The Contractor shall notify the Architect at the time of submitting his tender should changes in the drawings or specifications be required to conform with any Laws, Ordinances or Regulations.

The Contractor will be held responsible to complete all works necessary to meet local requirements without extra expense to the Client should the Contractor fail to comply with the forementioned.

Wiring Regu-  
lations: All work shall be carried out in accordance with the relevant Government and local regulations.  
The installation shall comply in all respects with the following:-

- (a) The National Rules for Elect. Installations.
- (b) Irish Factories Act, and other bodies having jurisdiction.
- (c) The National Rules for Electrical Installation as issued by the Electro Technical Council of Ireland.
- (d) The I.E.E. Regulations current edition.
- (e) All relevant British Standards Code of Practice.
- (f) Any special regulations issued by the E.S.B.
- (g) Any special regulations issued by the Local Fire Authority.

The Contractor shall pay all fees due to any Local Authority to ensure satisfactory completion of the installation.

Switch-gear: The main switchgear shall be constructed of high-grade sheet steel suitable for bolting together to make up a unit assembly. The complete assembly shall be supported against a wall in the position as shown on the drawings.

Conduits: All wiring shall be run in steel conduit buried in walls. Use steel boxes etc., Comply with I.E.E. Regulations.

Wiring: Shall be P.V.C. P.V.C. 1.5 mm for lighting, 2.5 mm for sockets.

Trunking: Provide cable trunking where necessary. Comply with I.E.E. Regulations.

Cable Trays: Provide cable trays where necessary.

M.I.C.C. Cabling: To be 600 v. grade.

Main Board: Provide Main Board to be approved by Architect.

Circuit Diagram: The Contractor shall supply direct in a hard wood frame local to the main switchboard a diagram showing all switch gear, distribution board, mains, sub-mains and all circuits and sub-circuits as installed.

Circuit diagrams to be submitted to the Architect for approval before hand over to the Client. The Client will also require the supply and installation of the complete set of maintenance instructions containing notices with instructions and illustrations and the correct procedure to be followed in the case of electrical shock.

Radio and Television Suppression: All electrical equipment supplied under the contract shall be provided with radio and suppressors.

Testing And Commissioning: The Contractor shall include provision for testing all work as it proceeds including necessary equipment and instruments to carry out this work.

The Contractor shall include for the following tests: Insulation, Continuity, Earthing, Connections, Servicing and Phasing, as set out by the I.E.E. Regulations and E.T.C.I.

The Contractor shall submit to the Architect during the course of the contract all records relating to the results of the above mentioned tests. The Contractor shall test and operate all equipment installed under the contract to ensure satisfactory performance and submit test reports to the Architect. The Contractor shall ensure that all tests are witnessed on site by responsible persons approved by the Architect.

**Earthing Installation:** The earthing installation shall conform in all respects to conditions as set out in the current edition of the I.E.E. regulations and such regulations set out by the E.S.B.

All equipment, trunking, cable trays, conduit and armoured cable sheets shall be suitably bonded together to give earth continuity as set out by the I.E.E. regulations.

**Switches:** Lighting switches shall be single pole, one or two way or intermediate, single or multigang, 20 ampere rating, as indicated on drawing.

Flush type switches shall be MK type accent range. Switches shall be inserted on the live conductor only.

All switch boxes and ironclad covers shall have a rust resisting finish and be capable of 35 mm flush mounting.

Multigang switches shall be used where switches are grouped, but separate fillets with separate covers shall be provided for separation of circuits connected to different phases.

All switches shall be mounted at a height of 1.27 meters above finished floor level unless otherwise stated.

All switch boxes must comply with the requirements of B.S. 4662, 1970 type MK 866ZIC.

All boxes shall have a rust resisting finish.

Dimmer switches shall be provided in dining area for spotlights and centre ceiling light.

**General Service Socket Outlets:** The Electrical Contractor shall allow for the supply of socket outlets wired on ring circuits using 2.5 sq. mm PVC/PVC insulated cables in metal conduit and trunking. All socket outlets shall be recessed

into walls using 35 mm box MK type 888ZIC or 866ZIC or 886ZIC.

Maximum number of socket outlets per ring = 6.

All 13 amp. socket outlets shall be three pin, switched sockets with shuttered, rectangular pin pattern complying with BS 1363 complete with 1 No. 655WHI plug per twin socket.

All 13 amp socket outlets shall, unless otherwise specified, be connected to ring main circuits.

All 13 amp socket outlets, unless otherwise specified shall be switched socket, of MK accent range 15710 WHI for singles, 15712 for twin sockets.

All boxes shall be 35 mm to BS 4662 and the earth terminal shall be connected to the conduit by cable not less than 1.5 sq. mm.

**Earth Leakage Circuit Breakers:** The Electrical Contractor shall supply and install differential current operated earth leakage circuit breakers on all fuseboards controlling socket outlets. These shall be high sensitivity E.L.C.B.'s with an operating current not exceeding 30 ma and shall be designed to disconnect all poles of the circuit they protect.

The Contractor shall wire the following fixtures.

**Outside Lighting:** Apart from lighting points indicated on floor layout plan provide external light to light up forecourt at front of stairs. This is to be operated by a time switch.

**Alarm System:** Provide and install Security Alarm System. Allow a PC sum of £1,800 for the foregoing.

**Light Fittings:** Install all light fittings as indicated on drawing No. 8960/2, and switch from position to be agreed on site where not shown on drawing.

Retain existing mirror louvred fittings in existing showroom unit No. 1 together with existing thorn L.V. spotlights.

All new light fittings to showrooms No.'s 2, 3, 4, to match standard and type installed in showroom No. 1.

Provide and install similar fittings in management office No.'s 1 and 2.



In all other areas re-use existing fittings removed from adjoining building re-lamping same and providing new starters, chokes etc. Lamps in all cases to be TLD 36/84 colour rendering lamps.

**General Service Sockets:** Provide twin 13 amp sockets where shown on plans precise locations to be ascertained on site. Also provide dedicated circuit for computer to by pass E.L.C.B. for other sockets. Provide separate E.L.C.B. for this circuit.

**Storage Heating:** Provide 14 No. storage heating points and storage heaters, to match existing, and install same in agreed locations. Arrange for special metering where appropriate.

**Emergency Lights:** Provide and install emergency lights installations together with exit signs, emergency exit signs and other emergency lighting.

**Suspended Lighting Tubing:** To be provided in open well in showrooms, stairwell and porch. This to be three multilite and include for L.V. spots and fluorescent tubing spots to be black and gold thorn Ref. No. TLTES 50 B.

**Pelmet Lighting:** Provide 5 amp sockets for the correct of future lighting points along walls of showroom where indicated.

**Telephones:** Electrical and Main Contractor to liaise with Specialist telephone Co. in the alteration to the positioning of existing telephones and equipment and the provision of recessing alternative power etc.

**Computer:** Electrical and Mains Contractors to allow for the alterations to the position of the existing V.D.U.'s and shall co-operate with Specialist Firm in this regard.

**Hand Dryers:** Provide and install 3 No. electrical hand dryers.

**Water Heaters:** Provide electrical undersink water heaters in new ladies and management toilets.

#### PAINTING AND DECORATING

**Decoration:** Walls and ceilings of new showrooms and existing showroom to be prepared and painted in three coats of Verge emulsion semi-gloss finish.

Woodwork natural wood shall be finished in grey ash stain with semi-gloss finish. Previously painted wood and other wood shall be painted in three coats oil paint in selected shades.

**Completion:** On completion remove all materials and rubbish from site, clean all glass, wash all floors, dust off all surfaces and leave ready for occupation by Client.



Bloc 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

NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2132 /91      Date of Decision : 16th May 1991

Register Reference : 91A/0453      Date Received : 27th March 1991

Applicant : P.G.Powers Distribution Ltd.

Development : Front extension ,alterations to existing internal  
layout and signage

Location : Ballymount Industrial Estate, Ballymount  
Rd.Walkinstown

Time Extension(s) up to and including :

Additional Information Requested/Received :      //

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 in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ..6.....ATTACHED.

signed on behalf of the Dublin County Council.....  
for Principal Officer

Date: ..17/5/91.....

Patrick Buckley & Partners  
20 Vesey Place,  
Dun Laoghaire,  
Co.Dublin

## NOTES

1. 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 this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the 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.

Reg.Ref. 91A/0453  
Decision Order No. P/ 2132 /91  
Page No: 0002



Bloc 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

C O N D I T I O N S / R E A S O N S

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 Acts, 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.

04 That details of the colour and texture of external finishes of the proposed extension are agreed, in writing, with the Planning Authority before any development commences.

REASON: In the interest of visual amenity.

05 That a financial contribution in the sum of £1235. be paid by the proposer to the 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.

06 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.

## NOTES

1. 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 this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the 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.

# 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 35189

Balance

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

£37.75

Received this 12th day of April 1991

from P.G. Power Distribution Ltd,  
Ballymount Rd,  
Walkinstown

the sum of thirty nine Pounds

seventy five pence  
fee on 91A/453

Pence being

Balance 4

Noddy Doane

Cashier

S. CAREY  
Principal Officer

Clair H

JN 9111.003

11th April 1991

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



**BUCKLEY  
PARTNERSHIP**

20 VESEY PLACE  
DUN LAOGHAIRE  
COUNTY DUBLIN

TELEPHONE 280 4813  
280 9432

FACSIMILE 284 4418

**RE: FRONT EXTENSION, ALTERATIONS TO EXISTING INTERNAL  
LAYOUT AND SIGNAGE AT P. G. POWERS DISTRIBUTION LTD.,  
BALLYMOUNT ROAD, WALKINSTOWN.**

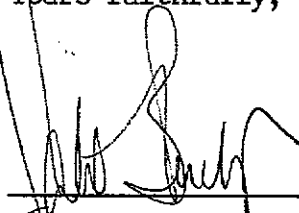
**REGISTER REFERENCE NO: 91A/0453**

Dear Sirs,

Thank you for your letter of 8th April. I enclose herewith  
our clients cheque for £39.75 being the additional fee  
requested in this case.

I trust the application will proceed with all possible  
speed.

Yours faithfully,



\_\_\_\_\_  
PATRICK G. BUCKLEY  
ARCHITECT

Encl.



ARCHITECTS

INTERIOR DESIGNERS

PLANNERS

PATRICK G. BUCKLEY  
M.I.A.S. F.I.A.R.C.H.S.



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



Bloc 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/0453

Date : 28th March 1991

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

---

Dear Sir/Madam,

DEVELOPMENT : Front extension ,alterations to existing internal  
layout and signage

LOCATION : Ballymount Industrial Estate, Ballymount  
Rd.Walkinstown

APPLICANT : P.G.Powers Distribution Ltd.

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 27th March 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Patrick Buckley & Partners  
20 Vesey Place,  
Dun Laoghaire,  
Co.Dublin



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 Ballymount Industrial Estate, Ballymount Road,  
(If none, give description) Walkinstown, Dublin 12.

3. Name of applicant (Principal not Agent) P. G. Powers Distribution Ltd.  
Address Ballymount Industrial Estate, Walkinstown. Tel. No. \_\_\_\_\_

4. Name and address of Patrick Buckley & Partners, 20 Vesey Place,  
person or firm responsible Dun Laoghaire, Co. Dublin. Tel. No. 2804813/2809432  
for preparation of drawings

5. Name and address to which Patrick Buckley & Partners,  
notifications should be sent 20 Vesey Place, Dun Laoghaire, Co. Dublin

6. Brief description of Carpet Showroom Extension  
proposed development

7. Method of drainage N/A 8. Source of Water Supply N/A

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor N/A or use when last used. J. Press 20/3/91  
(b) Proposed use of each floor \_\_\_\_\_

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 1,270 (approx) Sq. m.  
(b) Floor area of proposed development 153 Sq. m. 268 2/3  
(c) Floor area of buildings proposed to be retained within site 1,343.83 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) Freehold

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

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

15. List of documents enclosed with 4 copies of drawings 9111/1 & 2, 4 copies of  
DUBLIN 12 Permission is sought for new front extension, alterations to existing internal layout and signage at Ballymount Industrial Estate, Ballymount Rd, Walkinstown, Dublin 12 for P.G. Power Distribution Ltd. site location map and site plan, 4 copies of specification, Newspaper Advertisement 20/3/91, Clients cheque for £268.

16. Gross floor space of proposed development (See back) 153 Sq. m.  
No of dwellings proposed (if any) \_\_\_\_\_ Class(es) of Development \_\_\_\_\_  
Fee Payable £ 268 Basis of Calculation £1.75 per sq. m.  
If a reduced fee is tendered details of previous relevant payment should be given \_\_\_\_\_

Signature of Applicant (or his Agent) [Signature] Date 26/03/91

Application Type PL  
Register Reference 91A/0453  
Amount Received £ 284  
Receipt No \_\_\_\_\_  
Date \_\_\_\_\_

**DUBLIN LAW APPLICATION**  
REC No. NLL  
**RECEIVED**  
27 MAR 1991  
REG SEC.



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 Ballymount Industrial Estate, Ballymount Road,  
(If none, give description Walkinstown, Dublin 12.  
sufficient to identify)

3. Name of applicant (Principal not Agent) P. G. Powers Distribution Ltd.  
Address Ballymount Industrial Estate, Walkinstown. Tel. No. \_\_\_\_\_

4. Name and address of Patrick Buckley & Partners, 20 Vesey Place,  
person or firm responsible Dun Laoghaire, Co. Dublin. Tel. No. 2804813/2809432  
for preparation of drawings

5. Name and address to which Patrick Buckley & Partners,  
notifications should be sent 20 Vesey Place, Dun Laoghaire, Co. Dublin

6. Brief description of Carpent Showroom Extension  
proposed development REC. No. **N 44**

7. Method of drainage N/A 8. Source of Water Supply N/A

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor N/A or use when last used. J. Press 20/3/91

(b) Proposed use of each floor \_\_\_\_\_

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

11.(a) Area of Site 1,270 (approx) Sq. m.

(b) Floor area of proposed development 153 Sq. m.

(c) Floor area of buildings proposed to be retained within site \_\_\_\_\_ Sq. m.

12.State applicant's legal interest or estate in site Freehold  
(i.e. freehold, leasehold, etc.)

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

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

15.List of documents enclosed with 4 copies of drawings 9111/1 & 2, 4 copies of  
site location map and site plan, 4 copies of  
specification, Newspaper Advertisement 20/3/91,  
Clients cheque for 268.

DUBLIN 12 Permission is sought for new front extension, alterations to existing internal layout and signage at Ballymount Industrial Estate, Ballymount Rd, Walkinstown, Dublin 12 for P.G. Power Distribution Ltd.

16.Gross floor space of proposed development (See back) 153 Sq. m.

No of dwellings proposed (if any) \_\_\_\_\_ Class(es) of Development \_\_\_\_\_  
Fee Payable £ 268 Basis of Calculation £1.75 per sq. m.  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 20/03/91

Application Type P1  
Register Reference 91A/0453  
Amount Received £ \_\_\_\_\_  
Receipt No \_\_\_\_\_  
Date \_\_\_\_\_

FOR OFFICE USE ONLY  
2.8.4



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
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (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)

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£32.00 each
B	Domestic Extension (improvement/alteration)	£16.00 each
C	Building — Office/ Commercial Purposes	£1.75 per m <sup>2</sup> (Min. £40.00)
D	Agricultural Buildings/Structures	£0.50 per m <sup>2</sup> in excess of 300 sq. metres (Min. — £40.00) (Max. — £150.00)
E	Petrol Filling Station	£100.00
F	Development or Proposals not coming within any of the foregoing classes.	£5.00 per 0.1 ha (£40.00 min.)

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-34383

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

£ 268.00

Received this 27th day of March 1991

from P.P. Power Distribution Ltd,  
Ballymount Ind. Est.,  
Walkinstown

the sum of two hundred and sixty eight Pounds

Pence, being plain application at Ballymount Ind. Est.

Maureen Deane Cashier

S. CAREY Principal Officer

Please reply to 20 Vesey Place, Dun Laoghaire.  
Tel: 2804813/2809432 Fax: 2844418

JN 9111.002

26th March 1991

Dublin County Council,  
Planning Office,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

**RE: CARPET SHOWROOMS AT BALLYMOUNT ROAD, WALKINSTOWN  
FOR P.G. POWERS DISTRIBUTION LTD.**

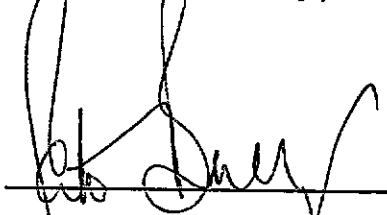
Dear Sirs,

We enclose herewith for Permission four copies of the following:

Drawing no's. 9111/1 and 2  
Site location map and site plan  
Specification

together with the completed application form, a copy of the relevant newspaper advertisement and our Clients cheque for £268.

Yours faithfully,



---

PATRICK G. BUCKLEY  
ARCHITECT

OUTLINE SPECIFICATION

For

BUILDING WORKS AND SERVICES

To

CARPET SHOWROOMS AT WALKINSTOWN

For

P. G. POWER & CO. LIMITED  
BALLYMOUNT ROAD, WALKINSTOWN

Patrick G. Buckley & Ptnrs  
Architects,  
20 Vesey Place,  
Dun Laoghaire,  
Co. Dublin.

MARCH 1991

## PRELIMINARIES

### Examine Plans Specification & Site:

The Contractor will be held to have satisfied himself by a thorough examination of the drawings, specification and site, existing building and all features thereof with all drains, mains adjoining premises or other things affecting the proposed works as to the amount of work to be executed and the conditions under which it will have to be executed and shall generally obtain his own information on all matters and things which may in any way influence his tender, including all items described in the drawings and specification as the contract is for completely finished works, fully adapted to their purpose in strict accordance with the time intent and meaning of the drawings and specifications and no extra payment of such items beyond the contract sum will be allowed.

### Materials and Workmanship:

Materials and workmanship are to be of the best quality of their respective kinds. The Contractor is to provide everything necessary for the proper execution of the works whether or not shown on the drawings or described in the specification, provided same may be reasonably inferred therefrom.

Figure dimensions are to be followed in preference to scaled dimensions, and all dimensions and particulars are to be taken and wherever possible, materials are to be of Irish Manufacture.

### Notices and Fees:

The Contractor is to comply with any Act of Parliament or any Bye Law or Regulation of Local Authorities and Public Services, Companies or Authorities relating to the work, and he is to give all notices and pay all fees and charges demandable by law thereunder, and indemnify the Employer against same.

### Setting Out and Levelling:

The Contractor is to set out and level the works and will be responsible for the accuracy of same. He is to provide all instruments and attendance required by the Surveyor for checking this work.



**Insurance of Operatives:**

The Contractor is to allow for all payments due from him under the National Insurance Acts, and any amendments thereto during the execution of the work, and for all his costs and expenses incurred in connection with same.

**Injury, etc. to Persons:**

The Contractor will be liable for, and is to insure himself and indemnify the Employer against any liability, loss or claim under any statute or at Common Law in respect of injury or death of any person occasioned by the execution of the works included in the Contract, unless due to any act of neglect of the Employer, or of any person for whom he is responsible.

The Contractor will be responsible for ensuring that all sub-contractors are similarly insured.

**Damage to Property:**

The Contractor will be liable for, and is to insure himself and indemnify the Employer against any liability, loss, claim or proceedings in respect of any injury or damage whatsoever to any property, real or personal, insofar as such injury or damage arises out of, or in the course of, or by reason of the execution of the works, and provided always that the same is due to any negligence, omission or default of the Contractor, his servants or agents, or of any sub-contractor, or to any circumstance within the Contractor's control.

**Fire Insurance:**

The Contractor is to insure the works and all materials, plant and scaffolding brought to, and deposited on the site, against loss and damage by fire, for their full value, and shall keep the same insured during the whole period of the execution of the works.

**Maintain Public and Landlord's Property:**

The Contractor is to maintain and protect public property, and that of drainage, electricity, highway and water authorities and similar undertakings, and is to make good or pay for re-instatement of all damage thereto.

This clause shall also apply to all Landlord's property in the general vicinity of the Unit or traversed to gain access to the Unit.

**Make Good Defects:**

The Contractor will be held responsible for all defects appearing before the expiration of the defects liabilities period, with the exception of damage by frost appearing after completion of the works, unless such damage is held to be due to injury caused before completion. The defects liability period will be twelve months after the certified date of completion.

**Care of the Works  
Etc.:**

The Contractor is to keep all persons, including those employed by sub-contractors under his control, and within the boundaries of the site, and he will be held responsible for the care of the works generally until their completion, including all work executed, and materials deposited on the site by himself or sub-contractors or suppliers, together with all risks arising from weather, carelessness of operatives, damage or loss by theft, or any other cause, and he is to make good all such damage or loss, and is to allow for good all such damage or loss, and is to allow for all necessary watching and protective lighting.

**Architect's  
Instructions:**

The Architect in his absolute discretion may from time to time issue further drawings and/or written or oral instruction concerning:

- (a) Variation or modification of the design, quality or quantity of the works or the addition, omission or substitution of any work.
- (b) Any discrepancy in or between any of the contract documents.
- (c) The removal from the site of any materials or goods brought thereon by the Contractor and the substitution of any materials or goods therefore.

- (d) The opening up for inspection any works covered up.
- (e) The removal and/or re-erection of any works which are in his opinion not in accordance with the Contract.
- (f) The postponement of any work.
- (g) The dismissal from the works of any person employed therefrom who may in the opinion of the Architect be incompetent or misconduct himself.
- (h) The amending and making good of any defects.
- (i) Any other matters appertaining to the proper execution of the works.

**Overtime:**

Where the working of overtime is made a condition of employment in any particular trade, no claim for extra will be allowed under this heading. Claims for overtime will only be entertained when authorised in writing by the Architect as extra on the Contract.

**Labour:**

Trade Union Labour only is to be employed and the Contractor must pay the standard of wages current in the district and must observe the customary hours and conditions of employment. No claim in respect of increased cost of labour will be allowed other than any increase in rates that may be agreed as between the Construction Industry Federation. As far as possible, all labour skilled or otherwise shall be local.

**Attendance:**

The Contractor is to allow for general attendance of one trade upon another. The Contractor will attend upon, cut away and make good after all trades and leave all perfect after completion.

**Sub-Contractors:**

The Contractor is to enter into formal contract with the various sub-contractors, making such conditions as those under which he himself is contracted. These conditions

are to fix a time for completion which shall be in accordance with time set out in the main Contract. The Contractor must ascertain from the sub-contractors all particulars relating to their works left before the work is put in hand. No claim will be considered for the extra cost of cutting away work already built in consequence of any neglect on the part of the Contractor to ascertain these particulars beforehand. Certificates including money due to sub-contractors shall not be issued until the general Contractor produces the relevant completed sub-contract documents for the Architects inspection.

**Additional Works:** The Employer may through the Architect, order any additional work which may be required, but the Contractor shall on no account, take instructions with regard to extras or variations from any person other than the Architect.

**Occupational Injuries, National Health and Un-Employment Insurances:** The Contractor shall during the execution and completion of the works to which this specification relates, provide for all payments due from the employers and for all his Certificates and expenses incurred in connection with all insurances legally required for the proper employment of his employees.

**Samples:** The Contractor shall at his own cost deliver samples of materials at the Architect's Office for approval.

**Temporary Lighting:** Adequate lighting and meters are to be provided and paid for by the Contractor for use on the works including that required by the sub-contractors.

**Water:** Make arrangements and pay all fees in connection with the provision of an adequate supply of clean fresh water for the use of the works.

**Foreman:** The Contractor is to employ on the works and constantly retain during the working hours, a competent foreman who is to have

charge of no other work but this and any instructions given by the Architect to him shall be deemed to be given to the Contractor in pursuance of clause head 'Architect's Instructions of this Specification'.

**Access to Works for Architect:**

The Architect or any person authorised by him shall at all reasonable times have access to the works, to the workshops of the Contractor, or other places where work is being prepared.

**Storage:**

The Contractor is to supply suitable storage space on the site to store materials both for his own and sub-contractors work. The Contractor is to be responsible for the safe storage of all materials on the site and will be held responsible for their replacement if damaged or stolen.

**Water Closets:**

The Contractor shall make arrangements for the provision of suitable water closets for the use of the workmen and shall maintain them in a state of cleanliness throughout and removal on completion of the works, all to the satisfaction of the Architect.

**Clear Away Rubbish:**

Clear and cart away all rubbish and waste materials that may accumulate from time to time during the progress of the works and at completion.

**Contingencies:**

Provide the sum of £ 3000 for contingencies to be used as directed by the Architect or deducted in whole or in part if not ordered to be used.

**Time for Completion:**

The Contractor shall complete the whole of the work in the time stated in his tender (or as stated in the Contract).

**Lowest Tender:**

The lowest of any tender will not necessarily be accepted and no tenderer will be remunerated for any trouble or expense he may have incurred in making up his tender.

Wage & Price  
Variations:

These shall be dealt with as laid down in  
Clause 36 of the conditions of Contract.

Provide All Plant:

Provide and erect all plant, scaffolding  
etc., necessary for the duration and  
completion of the works, all erection,  
maintenance and positioning etc., of plant  
to comply with the relevant Local  
Authority Bye-Laws.

Order of Works:

The contractor shall provide a programme  
for the works which must be completed by  
September 1st 1990.

## GENERAL

The Contractor should note that the existing showrooms will carry on business as usual during the course of execution of these works.

The works should therefore be phased in such a manner as to facilitate the carrying on of business and shall keep dust to a minimum.

The Contractor shall at the time of tender submit his proposals in this regard for the consideration of the Management.

## DEMOLITION

All demolition to be carried out in the most careful manner. The Contractor shall ensure that the conditions necessary for the proper support of all elements of the existing building which are to remain are present at all times during the execution of demolition work.

Carry out all necessary shoring and strutting during the course of the demolition. On completion of demolition make good to all elements which are to remain and leave ready for building work.

Take down and store for re-use existing partitions for use in Managing Director's office. Take down and remove from site existing storage areas off Managing Director's office.

Remove existing lobby at entrance, store for re-use. Remove existing window into Manager Director's office and store for re-use. Break out opening in window at bottom of existing stairs and remove window and fire escape door in adjoining opening and re-position each same as indicated on plan.

Remove all partitions at first floor in newly acquired sections of building as shown on plan and remove same from site.

Remove entrance door and side screen. Also remove all existing timber windows to front and end elevations.

Form ope for the installation of 2nd new fire escape door.

Remove all electrics from newly acquired section. Remove all air conditioning, piping, and units from flat roof. Remove existing telephone system.

Remove and store for re-use warm air curtain unit from first floor.

Break out access hatch and form ope in wall at loft level into first floor as shown on plan.

Remove window grills in newly acquired section and store for re-erection when windows have been re-placed. Remove existing window screens and replace on completion. Provide additional mesh screens where necessary at ground floor level.

#### EXCAVATION/FOUNDATIONS SITEWORKS

Excavate over site of new extension to the depths shown on the drawings and in accordance with the Structural Engineer's sizes and details

- a) for footings for walls of new extension
- b) for hardcore and floor slab leave ready to pour concrete.

Excavate for trenches for all necessary drainage connections.

Foundations shall be a minimum of three times the wall thickness by a depth of 300 mm in all cases and shall be a minimum of 600 to the top of foundations in all cases. Trenches to be levelled off with a 50 mm weak mix prior to pouring of foundations. Foundations shall be reinforced in accordance with Structural Engineer's details.

Excavate over area of paving and planter box. Lay hardcore and sand blinding. Lay selected paving slabs in area shown on plan and construct planter box also as indicated. Edge of paved area to be finished in brickwork to form step or ramp as the levels dictate and also at entrance doors as indicated.

#### BLOCKWORK / BRICKWORK / WALLS

Blocks shall be 215 x 112 solid blocks steam cured to I.S.S. laid on edge for cavity inner leaf and other walls as appropriate.



Brickwork to be selected facing brick to match existing, carefully laid and pointed with a recessed joint.

Cavity walls to consist of 112 inner leaf of block 50 mm cavity 50 mm insulation 112 outer brick leaf. Provide walls ties to comply with relevant building regulations and to Manufacturers instruction.

Part build up openings where required on front elevation where shown.

#### D.P.C.s & D.P.M.

Provide D.P.C.'s in all new walling at min. 150 mm over ground level. Provide D.P.M. under all new floor slabs. Also provide D.P.C.s under all walls, over all lintels and vertically at window and door reveals. D.P.M. shall lap with D.P.C.'s in all cases.

#### CONCRETE FLOOR SLABS / BEAMS / LINTELS ETC

Lay new concrete slab in new extension to be min. 150 mm thick on D.P.M. with 2 no. concrete steps from lobby, on sand blinding on hardcore in 150 mm layers finished with 50 mm sand and cement screed, left ready to receive Clients floor finish.

Also provide reinforced 150 mm thick concrete slab at first floor level as shown on plan.

Provide R.C. lintols to all new opes for windows/doors etc.

Provide R.C. column as shown on Engineer's drawing.

Provide R.C. beams at first floor and roof levels where staircase structure adjoins reception area, to Structural Engineer's sizes and details.

Provide and install new R.S.J.s at both first floor level and roof level along line of party wall and where same has been removed all in accordance with Structural Engineer's sizes and details.

All concrete for the foregoing to be a 30 Newton mix.

### ATTENDANCE ON TRADES

The Contractor shall allow for Specialist attendance on the following trades:-

Electricians  
Plumbers  
Heating Sub-Contractor  
Telephones & Computer Installations  
Ceiling Sub-Contractor  
And any other specialist Contractor employed in any way on the works.

Attendance to include cutting of chases in walls and ceilings where appropriate, the provision of scaffolding for access, making good of all surfaces on completion, boxing in of pipework where it is not possible to conceal same in another manner, lifting of floor boards, notching of joists, making good on completion.

N.B. Care should be exercised to ensure all floor boarding and sheeting is adequately fixed.

### CARPENTER & JOINER/WINDOWS/PLASTERING

**Partitions:** Provide and erect new stud partitions where shown on plan. Where stud partitions are shown as fire resistant, these shall be slabbed with two layers of plasterboard 20 mm and 12.5 mm with joints staggered on both sides and plastered. Stud work to consist of 100 mm x 75 mm, head and sole pieces and nogging pieces 2 no. rows. Also provide 75 mm x 100 mm studs @ 400 C/C. Re-use one way screen in new ground floor office and provide new one way screens and doors where offices adjoin showrooms.

**Making Good:** All walls, floors and ceilings shall be made good on completion of all work, taking care to ensure that existing cracks are repaired in all cases. All wall and ceiling surfaces shall be left ready for painting and floors to receive Client's floor finish.

**Windows:** Where existing windows have been removed from newly acquired portion of building, provide 4 no. new windows and install same, also re-install existing windows stored for re-use.

All new external windows to be double glazed white finished aluminium. Also provide new smaller window and fire escape door as shown on plan and to detail.

Where other small windows and fire escape doors and larger windows have been removed in portion of existing showroom re-install those in new positions as indicated on front elevation.

Provide and install in new extension 2 no. full height double glazed windows with Alucobond infill panels at first floor level. Provide double glazed entrance doors, screens, and roof over atrium as shown on plan and to detail, to front entrance and windows in new extension. Glazing to be in Lexan or other approved vandal proof glazing.

Doors: Provide new fire escape door as shown on plan and to detail.

#### STAIRCASE/OPEN WELL

Construct new staircase to consist of 250 mm x 50 mm teak treads on steel angle bearers, rise to be 150 mm.

Provide and install 2 no. 180 x 80 strings as shown, bolted down to floor and to first floor beam.

Construct landing as shown on plan and provide front fascia to beam as shown on plan. Provide black ebonised handrail 65 mm dia on 44 mm nom. brass tube uprights fixed through trends and stabilised. Also provide 10 mm laminated glass infill panels to staircase as shown. On wall side of stairs provide 65 mm black ebonised rail on solid brass brackets. All the foregoing in accordance with drawing no. 9111/1 and to detail. Similar handrail and glass infill panels to continue around open well at first floor on two sides.

At edge of stair well where wall thickness changes make up to floor level, finish on top with hardwood strip and provide hardwood fascias to sides of open well.

### DOORSETS/DOOR FURNITURE

Provide hardwood finished solid core flush doors and frames, these to be one hour fire resisting where shown and fitted with automatic closers and intumescent strips. Doorsets and closers to be provided with a certificate of fire resistance acceptable to the Fire Officer.

Door furniture to be Hewi or other approved leversets with separate roses and escutcheons colour to Architect's selection.

Re-erect aluminium screen stored for re-use in new Managing Director's office and private additional section as required.

Provide and install window boards to all windows in hardwood finish.

### ROOFS

Existing asphalted roof to newly aquired offices approximately 25 m x 5 m to be overlaid with torch on felt finished in solar reflective finish. Also carry out all necessary repairs to existing roof deck.

Provide new roof to extension to consist of built up roof deck on 60 mm twin insulated decking laid on purlins, complete with gutters, downpipes etc.

Provide and install flashing to junction of extension.

Roof with main wall and counterflash and at junction of new extension roof with atrium roof.

### PLASTERING GENERALLY

Slab and plaster work previously set out in some cases. Generally all walls of new showroom extension to be finished in bonding coat and finishing coat of plaster.

Ceilings generally to be slabbed and plastered. All existing cracks to be made good.

All walls of escape routes to be to one hour fire resisting construction. External plastering to be in sand and cement with a nap finish.

#### TOLLETS

Remove all fittings and partitions from ground floor built in new section and form new samples store here.

#### CEILINGS

All to be as indicated on drawings. Provide suspended ceiling in Managing Director's office, to be Armstrong 600 x 600 micro look finesse ultraline with 1200 x 60 recessed light fittings. Otherwise make good to all ceilings after installation of electrical work and leave ready for decoration.

Otherwise ceilings shall be slabbed and plastered except atrium which shall consist of double glazed roof with insulated aluminium frames or (p.v.c.)

**Marble Finish:** Rere wall in reception to be finished in Rose Aurora or other approved marble for full height and width.

**Logo:** Mount Client's logo in polished brass on marble wall, to detail.

**General:** Excavate tarmac in the immediate site of proposed structure in preparation for foundation excavation. Remove spoil to designated area.

**Matt Well:** Recessed matt well shall be framed with bronze angle frame with bedding lugs housed into concrete. Provide neatgrille slimline mat to detail.

**Floor:** Shall be power floated 100 concrete on 50 insulation on 1000 Visqueen on 50 dry rolled sand blinding on 150 concrete hard core.

**Glazing:** Shall be Lexan, Makralon or other approved glass installed by specialist glaziers. To be cleaned thoroughly on installation.

- Extension Lighting: Combination of low brightness fluorescent light units with M5 louvres to match existing showroom lighting alterations with low voltage spots as indicated on drawings. Suspended tracking L.V. spots to atrium.
- Patio: Precast concrete slabs 600 x 600 x 50 laid on 50 mm compacted and rolled sand on 150 compacted hardcore. Form step up in brickwork.
- Rainwear: Provide and fix to wall at 900 intervals by brackets 100 x 75 D.V.C. square section downpipe with toe discharging over G.T.  
Fix P.V.C. hopper head to take roof water, hopper head not to be oversized.
- G.T.: Provide road type gulley traps where shown on site plan.
- Rainwater Drain: Excavate for 150 dia. p.v.c. pipes and lay same on 100 lean concrete base to 1/40 and connect into new Aj's on existing S.W. drain.

#### REMOVAL OF EXISTING ELECTRICAL WORK

Remove existing mains board in new unit together with all sub boards. Remove and strip out all wiring together with all electrical, telephones and computer trunking cabling and conduit throughout the newly acquired unit including the existing condensers on the roof and the vertical galvanised trunking on the face of the building, together with old telephones etc.

Remove and store for use, existing warm air curtain unit.

Remove all existing lighting fittings and store for use in approved locations in new porch.

- E.S.B. Supply: The electrical supply taken from the E.S.B. mains shall be 380 volt 3 phase 50 cycle, and 220 volt 1 phase and neutral.

The Contractor shall be responsible for the preparation and submission to the E.S.B. of all application forms and test notices as per the E.T.C.I. and any other information necessary for the connection of the electrical supply.

The Contractor shall submit copies of all documentation between the Contractor and the E.S.B. to the Architect.

**Laws And Regulations:** The Contractor shall notify the Architect at the time of submitting his tender should changes in the drawings of specifications be required to conform with any Laws, Ordinances or Regulations.

The Contractor will be held responsible to complete all works necessary to meet local requirements without extra expense to the Client should the Contractor fail to comply with the forementioned.

**Wiring Regulations:**

All work shall be carried out in accordance with the relevant Government and local regulations.

The installation shall comply in all respects with the following:-

- (a) The National Rules for Elect. Installations.
- (b) Irish Factories Act, and other bodies having jurisdiction.
- (c) The National Rules for Electrical Installation as issued by the Electro Technical Council of Ireland.
- (d) The I.E.E. Regulations current edition.
- (e) All relevant British Standards Code of Practice.
- (f) Any special regulations issued by the E.S.B.
- (g) Any special regulations issued by the Local Fire Authority.

The Contractor shall pay all fees due to any Local Authority to ensure satisfactory completion of the installation.

**Switch-gear:**

The main switchgear shall be constructed of high grade sheet steel suitable for bolting together to make up a unit assembly. The complete assembly shall be supported against a wall in the position as shown on the drawings.

**Conduits:** All wiring shall be run in steel conduit buried in walls. Use steel boxes etc., Comply with I.E.E. Regulations.

**Wiring:** Shall be P.V.C. P.V.C. 1.5 mm for lighting; 2.5 mm for sockets.

**Trunking:** Provide cable trunking where necessary. Comply with I.E.E. Regulations.

Cable Trays: Provide cable trays where necessary.

M.I.C.C. Cabling: To be 600 v. grade.

Main Board: Provide Main Board to be approved by Architect.

Circuit Diagram: The Contractor shall supply direct in a hard wood frame local to the main switchboard a diagram showing all switch gear, distribution board, mains, sub-mains and all circuits and sub-circuits as installed.

Circuit diagrams to be submitted to the Architect for approval before hand over to the Client. The Client will also require the supply and installation of the complete set of maintenance instructions containing notices with instructions and illustrations and the correct procedure to be followed in the case of electrical shock.

Radio + Television Suppression: All electrical equipment supplied under the contract shall be provided with radio and suppressors.

Testing And Commissioning: The Contractor shall include provision for testing all work as it proceeds including necessary equipment and instruments to carry out this work.

The Contractor shall include for the following tests: Insulation, Continuity, Earthing, Connections, Servicing and Phasing, as set out by the I.E.E. Regulations and E.T.C.I.

The Contractor shall submit to the Architect during the course of the contract all records relating to the results of the above mentioned tests. The Contractor shall test and operate all equipment installed under the contract to ensure satisfactory performance and submit test reports to the Architect. The Contractor shall ensure that all tests are witnessed on site by responsible persons approved by the Architect.

Earthing Installation: The earthing installation shall conform in all respects to conditions as set out in the current edition of the I.E.E. regulations and such regulations set out by the E.S.B.



All equipment, trunking, cable trays, conduit and armoured cable sheets shall be suitably bonded together to give earth continuity as set out by the I.E.E. regulations.

Switches: Lighting switches shall be single pole, one or two way or intermediate, single or multigang, 20 ampere rating, as indicated on drawing.

Flush type switches shall be MK type accent range. Switches shall be inserted on the live conductor only.

All switch boxes and ironclad covers shall have a rust resisting finish and be capable of 35 mm flush mounting.

Multigang switches shall be used where switches are grouped, but separate fillets with separate covers shall be provided for separation of circuits connected to different phases.

All switches shall be mounted at a height of 1.27 meters above finished floor level unless otherwise stated.

All switch boxes must comply with the requirements of B.S. 4662, 1970 type MK 866ZIC.

All boxes shall have a rust resisting finish.

Dimmer switches shall be provided in dining area for spotlights and centre ceiling light.

General Service Socket Outlets: The Electrical Contractor shall allow for the supply of socket outlets wired on ring circuits using 2.5 sq. mm PVC/PVC insulated cables in metal conduit and trunking. All socket outlets shall be recessed into walls using 35 mm box MK type 888ZIC or 866ZIC or 886ZIC.

Maximum number of socket outlets per ring = 6.

All 13 amp. socket outlets shall be three pin, switched sockets with shuttered, rectangular pin pattern complying with BS 1363 complete with 1 No. 655WHI plug per twin socket.

All 13 amp socket outlets shall, unless otherwise specified, be connected to ring main circuits.

All 13 amp socket outlets, unless otherwise specified shall be switched socket, of MK accent range 15710 WHI for singles, 15712 for twin sockets.

All boxes shall be 35 mm to BS 4662 and the earth terminal shall be connected to the conduit by cable not less than 1.5 sq. mm.

Earth Leakage Circuit Breakers: The Electrical Contractor shall supply and install differential current operated earth leakage circuit breakers on all fuseboards controlling socket outlets. These shall be high sensitivity E.L.C.B.'s with an operating current not exceeding 30 ma and shall be designed to disconnect all poles of the circuit they protect. All sockets relating to computer system to be connected to support circuits of its own and shall by pass earth leakage switch. Provide separate earth leakage switch for this circuit.

The Contractor shall wire the following fixtures.

Outside Lighting: Apart from lighting points indicated on floor layout plan provide external light to light up forecourt at front of stairs. This is to be operated by a time switch.

Alarm Systems: Provide and install Security Alarm System. Allow a PC sum of £1,800 for the foregoing. Also provide and install fire alarm system throughout. Provide a p.c. sum of £1,200 for this work. All work to comply with Fire Officers Requirements.

Light Fittings: Install all light fittings as indicated on drawing No. 8960/2, and switch from position to be agreed on site where not shown on drawing.

Retain existing mirror louvred fittings in existing showroom unit No. 1 together with existing thorn L.V. spotlights.

All new light fittings to new showroom areas to match standard and type installed in existing showroom.

Provide and install similar fittings in management office No.'s 1 and 2.

In all other areas re-use existing fittings removed from adjoining building re-lamping same and providing new starters, chokes etc. Lamps in all cases to be TLD 36/84 colour rendering lamps.

- General Service Sockets: Provide twin 13 amp sockets where shown on plans precise locations to be agreed on site. Also provide dedicated circuit for computer to by pass E.L.C.B. for other sockets. Provide separate E.L.C.B. for this circuit.
- Storage Heating: Provide No. storage heating points and storage heaters, to match existing, and install same in agreed locations. Arrange for special metering where appropriate.
- Emergency Lights: Provide and install emergency lighting installations together with exit signs, emergency exit signs and other emergency lighting. Where possible emergency lighting to be installed in main lighting system.
- Suspended Lighting Tubing: To be provided in open well in showrooms, stairwell and porch. This to be there multilite and include for L.V. spots and fluorescent tubing spots to be black and gold thorn Ref. No. TLTES 50 B or other approved.
- Pelmet Lighting: Provide 5 amp sockets for the correct of future lighting points along walls of showroom where indicated.
- Telephones: Electrical and Main Contractor to liase with Specialist telephone Co. in the alteration to the positioning of existing telephones and equipment and the provision of recessing alternative power etc.
- Computer: Electrical and Mains Contractors to allow for the alterations to the position of the existing V.D.U.'s and shall co-operate with Specialist Firm in this regard.
- Hand Dryers: Provide and install 3 No. electrical hand dryers.

#### PAINTING AND DECORATING

Decoration: Walls and ceilings of new showrooms and existing showroom to be prepared and painted in three coats of emulsion egg shell finish.

Woodwork natural wood shall be french polished or finished in stain and varnished with semi-gloss finish. Previously painted wood and other wood shall be knotted, stopped, primed and painted in three coats oil paint in selected shades.

Completion: On completion remove all materials and rubbish from site, clean all glass, wash all floors, dust off all surfaces and leave ready for occupation by Client.



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

An Bord Pleanála,  
Floor 3,  
Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Our Ref: 91A/0453

Your Ref.: PL6/5/85950

1991

Re: Proposed front extension, alterations to existing internal layout and signage at Ballymount Industrial Estate, Ballymount Road, Walkinstown for P.G. Powers Distribution Ltd.

Dear Sir/Madam,

I refer to your letter dated 6th June, 1991, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

Re: Condition No. 5 - £1235. - This contribution is assessed at the rate of £750. per 1,000 sq.ft. of additional floor area, i.e. the front extension. The area of the additional floor area is measured as 1647 sq.ft. The rate applied is the standard rate for such proposals and is applicable through the Council's administrative area.

Yours faithfully,

for Principal Officer.

BYE LAW APPLICATION FEES

REF. NO.: 91A/453      CERTIFICATE NO.: 15421<sup>B</sup>  
 PROPOSAL: Ext. & alts. to int. layout  
 LOCATION: Ballymount Ind. Estate  
 APPLICANT: P. G. Powers Dist. Ltd.

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <i>see 24722 153m<sup>2</sup></i>	@ £3.50 per M <sup>2</sup> or £70	<i>535.50</i>	<i>535.50</i>	<i>—</i>		
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes.	£70 or £9 per .1 hect. whichever is the greater	<i>£70</i>	<i>£70</i>	<i>—</i>		

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

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



Bloc 2, Ionad Bheatha na hÉireann,  
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/0453

Date : 8th April 1991

Dear Sir/Madam,

Development : Front extension ,alterations to existing internal  
layout and signage

LOCATION : Ballymount Industrial Estate, Ballymount  
Rd.Walkinstown

Applicant : P.G.Powers Distribution Ltd.

App. Type : PERMISSION

Date Recd : 27th March 1991

Your application in relation to the above was submitted with a fee of  
£268.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be £307.75 .

I should be obliged if you would submit the balance of £39.75  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'R.W.', written over a dotted line.

PRINCIPAL OFFICER

Patrick Buckley & Partners  
20 Vesey Place,  
Dun Laoghaire,  
Co.Dublin

91A/0453

CERTIFICATE NO.

24722

extension for industrial use + signage

PROPOSAL: Ballymount Industrial Estate (Walkinstown)

APPLICANT: P.G. Power Distribution 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	€32					
	€16					
	€500 per M <sup>2</sup> in excess of 300M <sup>2</sup> Min. €40					
metres <sup>2</sup> 153.0m <sup>2</sup>	€1.75 per M <sup>2</sup> of 240	267.25	268	268	25 P/A	
x .1 hect.	€25 per hect. of 250					
x .1 hect.	€25 per hect. of 240					
x .1 hect	€25 per hect. of 240					
	€100					
1.96m <sup>2</sup> (ESTN. ONLY) * 6.65 (ALL SIGNAGE)	€10 per M <sup>2</sup> of 240	40	40	40 (39.75)		
x 1,000m <sup>2</sup>	€25 per 1,000m <sup>2</sup> of 240					
x .1 hect.	€5 per hect. of 240					

39.75 12/4/91  
N35189

Column 1 Certified: Signed: *[Signature]* Date: 5/4/91

Column 1 Endorsed: Signed: *[Signature]* Date: 4/91

Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Date: 4/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: *[Signature]* Date: 4/91



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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/453*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *1647 FT<sup>2</sup>*

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

*412  
136*

$$\begin{array}{r} 1647 \\ \hline 1000 @ 750 \\ \hline = 1235.25 \\ 1235 \end{array}$$

DEVELOPMENT CONTROL ASSISTANT GRADE

*No reports on file  
at date of  
assessment*

*[Signature]* *15/5/91.*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Carpet Showroom at Ballymount Road, Walkinstown for P. G. Powers Ltd.

Buckley Partnership,  
20 Vesey Place,  
Dun Laoghaire,  
Co. Dublin.

Reg. Ref. 91A/0453  
COMP. REC'D: 11.12.1991

Report of the Dublin Planning Officer, dated 17 February 1992.

This is a submission for COMPLIANCE with Condition No. 4 of decision to Grant Permission by Order No. P/2132/91, dated, 16th May, 1991, in connection with the above.

Condition No. 4 stated:-

"That details of the colour and texture of external finishes of the proposed extension are agreed, in writing, with the Planning Authority before any development commences".

The submission provides for the use of a colour of brick to harmonise with the existing premises. This is acceptable. White windows are also acceptable.

It is also proposed to delete an atrium over the flat roofed section of the first floor. This would not render the proposal significantly inconsistent with the approved plans.

I recommend that the applicant be informed that the submission is acceptable.

<sup>nbs</sup>  
(NOB/BB)

*Handwritten initials*

Endorsed:- *[Signature]*  
for Principal Officer

*G. G. [Signature]*  
For Dublin Planning Officer

Order:- Applicant to be informed as set out in the above report.

Dated: 11 <sup>th</sup> ~~February~~ <sup>March</sup>, 1992.

*[Signature]*  
Assistant ~~City~~ County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 19/2/92

Record of Executive Business and Manager's Orders

5/85950

A 5392/91

11.11.91

CN 9460

FINANCIAL CONTRIBUTION :-
AMOUNT €
FL

*Handwritten signature*  
€1235

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/453

*Handwritten initials*

APPEAL by P.G. Power Distribution Limited care of Buckley Partnership of 20 Vesey Place, Dun Laoghaire, County Dublin against the decision made on the 16th day of May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for new front extension and alterations to existing internal layout and signage at Ballymount Industrial Estate, Ballymount Road, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 5 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to attach the said condition number 5 and the reason therefor.

*Handwritten signature: M. J. Conneally*

Member of An Bord Pleanála duly authorized to authenticate the seal of the Board.

Dated this 22<sup>nd</sup> day of October

1991.

Record of Executive Business and Manager's Orders

5/85950

p/5392/91

11-11-91

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/453

Order Noted: <u>L.D.</u>
Dated: <u>11<sup>th</sup> Nov. '91</u> <u>[Signature]</u> <u>ASSISTANT COUNTY MANAGER</u>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated <u>6<sup>th</sup></u> day of <u>November</u> 19 <u>91</u>

COMHAIRLE CHONTAE ATHA CLIATH

TO: Richard Brady,  
Staff Officer.

REG. REF. 91A/0453

RE: Proposed front extension, alterations to existing internal layout  
and signage at Ballymount Industrial Estate, Ballymount Road,  
Walkinstown for P.G. Powers Distribution Ltd.

I attach for your observations memo/letter dated 06.06.91 from An Bord Pleanala.

Please reply before: 17th July, 1991

S.M. O'Sullivan  
for Principal Officer

DATED: 3 July 1991

OBSERVATIONS:

Re: Condition No 5: E1235.

This Contribution is assessed at  
rate of £750 per 1000 sq ft  
of ~~the~~ additional floor area  
of the front extension. The area of  
the additional floor area is  
measured at 1647 sq ft. The rate  
applied is the standard rate  
for such purposes and is  
applicable throughout the Council  
administrative area.

Signature of person  
making observations:

Richard Brady

Countersigned:

[Signature]  
(S.E.D.C.)

DATE:

9/7/91

DATE:

P/2132/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0453

Date Received : 27th March 1991

Correspondence : Patrick Buckley & Partners  
Name and : 20 Vesey Place,  
Address : Dun Laoghaire,  
Co.Dublin

Development : Front extension ,alterations to existing internal layout and signage

Location : Ballymount Industrial Estate, Ballymount Rd.Walkinstown

Applicant : P.G.Powers Distribution Ltd.

App. Type : Permission

Zoning : E

CONTRIBUTION
Standard: 1235
Roads: _____
S. Serv: _____
Open Space: _____
Other: _____
SECURITY:
Bond / C.I.F.: _____
Cash: _____

MD/BB

Report of Dublin Planning Officer dated 10th May, 1991.

This is an application for PERMISSION for a new front extension, alterations to existing internal layout and signage at Ballymount Industrial Estate, Ballymount Road, Walkinstown for P. G. Powers Distribution Ltd.

The site area is stated to be 1,270 sq. metres, floor area of proposed development is 153 sq. metres. The present use of the site is a carpet showroom. The proposal is for an atrium in the centre of the front elevation which projects 4.9 metres from the existing front elevation. The atrium has a glazed roof area which projects above the roof of the existing building. The existing building has a flat roof. Signs are proposed at roof level which stated P.G. Powers Distribution Ltd. in individual lettering. A logo is proposed on the atrium.

The proposal also involves a new stairs to the rear of the atrium and a showroom on the ground floor and on the first floor which involves removing of existing doors and partitions.

External colours of finishes are not stated.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (6) conditions:-

### CONDITIONS / REASONS

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0453

Page No: 0002

Location: Ballymount Industrial Estate, Ballymount Rd. Walkinstown

- 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 Acts, 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.
- 04 That details of the colour and texture of external finishes of the proposed extension are agreed, in writing, with the Planning Authority before any development commences.  
REASON: In the interest of visual amenity.
- 05 That a financial contribution in the sum of £ 1035 be paid by the proposer to the 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.
- 06 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.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0453

Page No: 0003

Location: Ballymount Industrial Estate, Ballymount Rd.Walkinstown

.....  
for Dublin Planning Officer  
Endorsed:-.....  
for Principal 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 (6) conditions set out above is hereby made.

Dated : ..... 26/4/1991 .....  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.