

91A/0468

CERTIFICATE NO: 24737

PROPOSAL: Extension
LOCATION: Unit 26 Western Parkway Business Centre, Lower Ballymount Road
APPLICANT: P. Mullins

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	€132					
	€116					
	€500 per M ² in excess of 300M ² Net. 250					
98.74M ²	€11.75 per M ² of 250	173.25	172	1.25 not sought		
x .1 hect.	€125 per hect.					
x .1 hect.	€125 per hect.					
x .1 hect.	€125 per hect.					
x hectare	€110 per hect.					
x1,000M ²	€100 per 1,000M ²					
x .1 hect.	€25 per .1 hect.					

Column 1 Certified: Signed: [Signature] Date: 5/14/91

Column 1 Endorsed: Signed: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 2/9/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/468*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

1063 FT²

MEASURED BY:

*J.Y.
5/14/91.*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF:

91/A/468

LOCATION:

Unit 26 Western Parkway Business Centre, Lower Ballymount Road.

APPLICANT:

P. Mullins.

PROPOSAL:

Increase floor area at first floor level with new windows to the rear elevation.

DATE LODGED:

28th March, 1991.

This application is for full permission for increase in floor area at Unit 26 Western Parkway Business Centre, Lower Ballymount Road.

Permission was originally granted for the 41 units in this site under 89/A/1036. The proposal constitutes an increase on 1st floor area of 98.74 sq.m. A parking requirement of 4 spaces in accordance with this development is merited. The applicant has made no provision for extra parking. Roads require additional information in respect of how the applicant proposes to provide the additional car spaces. *This is particularly important as the existing Business Centre layout is tight and car parking is available to serve permitted development only*

MA/MM 21/5/91.



SIGNED: _____

ENDORSED: E. Madden

DATE: _____

DATE: 21st May 91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposal to increase floor area at first floor level with new windows to the rear elevation at Unit 26, Western Parkway Business Centre, Lower Ballymount Road, for P. Mullins.

Freyer & Taylor,
92 Merrion Road,
Dublin 4.

Reg. Ref. 91A/0468
App. Recd: 28/3/91
Floor Area: 98.74sq. m.
Site Area: 156sq. m.
Zoning:

Report of the Dublin Planning Officer, dated 21 May 1991

This is an application for PERMISSION to increase floor area at first floor level with new windows to the rear elevation at Unit 26 Western Parkway Business Centre, Lower Ballymount Road. The floor area of the proposed development is stated to be 98.74sq. metres. The site is part of an industrial complex which was permitted by decision order P/3259/89, Reg. Ref. 89A/1036. This permission was for 41 industrial units and ancillary offices with a total floor area of 9,800sq. metres.

The application under consideration involves placing new windows in the existing cladding along the western elevation of the building. Nine units are located along this western elevation to the new Distributor Road. This will be the only unit which will have fenestration on this elevation. There is no facilities to provide any additional car parking spaces for the additional floor space provided. ~~Three~~ ^{two} spaces will be required.

I note the road department report
I recommend that a decision to Refuse Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (2) reasons:-

1. The elevation of the nine units facing the new Distributor Road comprises of cladding and doors at ground floor level. The introduction of windows to this elevation at Unit 26 is contrary to the permitted design of the development at Western Parkway Business Centre, and ^{contravenes} ~~contravenes~~ Condition No. 1 of permission granted by Decision Order P/3259/89, Reg. Ref. 89A/1036.
2. There is no car parking facility within this development to accommodate the additional floor space which it is proposed to provide. The proposal accordingly, is contrary to the proper planning and development of the area.

Contd/.....

M.G.

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/468

LOCATION: Unit 26 Western Parkway Business Centre, Lower Ballymount Road.

APPLICANT: P. Mullins.

PROPOSAL: Increase floor area at first floor level with new windows to the rear elevation.

DATE LODGED: 28th March, 1991.

This application is for full permission for increase in floor area at Unit 26 Western Parkway Business Centre, Lower Ballymount Road.

Permission was originally granted for the 41 units in this site under 89/A/1036. The proposal constitutes an increase on 1st floor area of 98.74 sq.m. A parking requirement of 4 spaces in accordance with this development is merited. The applicant has made no provision for extra parking. Roads require additional information in respect of how the applicant proposes to provide the additional car spaces. *This is particularly important as the existing Business Centre layout is tight and car parking is available to serve permitted development only*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date *22.05.91*
 *12.30*

MA/MM 21/5/91.

SIGNED: _____

ENDORSED: *E. Madden*

DATE: _____

DATE: *21st May '91*

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~PERMISSION~~: PERMISSION: ~~APPROVAL~~
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To..... Freyer & Taylor, Register Reference No. 91A/0468
..... 92 Merrion Road, Planning Control No.
..... Dublin 4. Application Received 28/3/91
..... Additional Information Received

Applicant..... P. Mullins.

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, P/ 2318/91 dated 24/5/91 decided to refuse:

~~PERMISSION~~ PERMISSION ~~APPROVAL~~

For.... Proposal to increase floor area at first floor level with new windows to the rear elevation at Unit 26, Western Parkway Business Centre, Lower Ballymount Road.
for the following reasons:

1. The elevation of the nine units facing the new Distributor Road comprises of cladding and doors at ground floor level. The introduction of windows to this elevation at Unit 26 would be contrary to the permitted design of the development at Western Parkway Business Centre, and would materially contravene Condition No. 1 of permission granted by Decision Order P/3259/89, Reg. Ref. 89A/1036.
2. There is no car parking facility within this development to accommodate the additional floor space which it is proposed to provide. The proposal accordingly, is contrary to the proper planning and development of the area.

Signed on behalf of the Dublin County Council
.....
for PRINCIPAL OFFICER
Date 24/5/91

IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1.* An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

FREYER & TAYLOR

Chartered Architects

92 Merrion Road,
Dublin 4,
Ireland,
Telephone 683226
Fax 683279

Patrick P Freyer MA(Cantab) RIBA
John M Taylor B Arch MRIAI RIBA

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

Re: Unit 26 Western Parkway Business Centre
Reg. Ref. 91A/0468

Dear Sirs,

Further to the above application we would like to submit the following additional unsolicited information.

The premises is owned by DDP Computing Ltd. and there are at present eight employees, two of whom work full time in the premises and the balance spend some time with clients, the rest at Unit 26.

The company has four dedicated parking spaces at the Business Centre.

If and when the above proposal goes ahead, there will be no increase in staff and therefore no increased demand for full time car parking.

The objective of this development is to provide additional warehousing space, additional workshop space and a dedicated training room which will be used approximately one day per month by six people.

We trust this information may be of some assistance in assessing this project.

Yours faithfully,



John Taylor

91A/0468

VH

L.O.O

Unit 26

18th April, 1991



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/0468

Date : 2nd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : increase floor area at first floor level with new windows to the rear elevation

LOCATION : Unit 26 Weston Parkway Business Centre, Lower Ballymount Road.

APPLICANT : P. Mullins

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 28th March 1991.

Yours faithfully,


.....
PRINCIPAL OFFICER

Freyer & Taylor,
92 Merrion Road,
Dublin 4.



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

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

2. Postal address of site or building Unit 26 Western Parkway Business Centre
 (If none, give description Lower Ballymount Road, Dublin 12.
 sufficient to identify)

3. Name of applicant (Principal not Agent) DDP Computing Ltd.
 Address as 2 above Tel. No. 56 8233

4. Name and address of Freyer & Taylor
 person or firm responsible 92 Merrion Road, Dublin 4
 for preparation of drawings Tel. No. 683226

5. Name and address to which as 4 above
 notifications should be sent

6. Brief description of as 4 above
 proposed development Increase area of 1st floor incorporating new windows at rear of building.

7. Method of drainage Local Authority 8. Source of Water Supply Local Authority

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

J. Pross 26/3/91

(b) Proposed use of each floor Workshops, stores & offices

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 156m² *£172.00* Sq. m.
 (b) Floor area of proposed development 98.74 *N 35018* Sq. m.
 (c) Floor area of buildings proposed to be retained within site 159.18 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:
The Draft Building Regulations have been taken into account in this submission.

15.List of documents enclosed with 2 copies of Plans, Elevations, Sections (1991-3-01)
 application. 2 copies of Outline Specification, Fee £172.80

DUBLIN 12 Planning permission is sought to increase floor area at first floor level with new windows to the rear elevation at unit 26, Western Parkway Business Centre, Lower Ballymount road, Signed P. Mullins

16.Gross floor space of proposed development (See back) 98.74 m² Sq. m.

No of dwellings proposed (if any) - Class(es) of Development 3

Fee Payable £ 172.80 Basis of Calculation 98.74 m² @ £1.75/m²

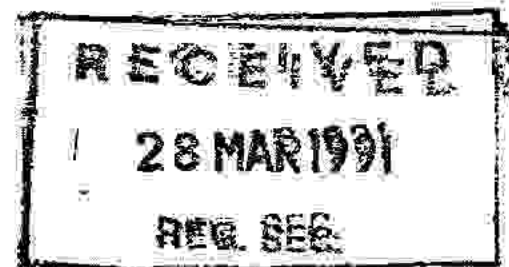
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Jah Taylor Date 28th March, 1991

Application Type P
 Register Reference 91A/0468
 Amount Received £ 22/1
 Receipt No 22/1
 Date

FOR OFFICE USE ONLY

1.2.2



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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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-35018

£ 17.00

Received this 28th day of March 1991

from Pat Hayes, Jim Taylor
92 Mission Rd,
D.U.

the sum of 17 pounds and seventy two Pounds

Pence being 72

for application of Unit
Western Parkway Business Centre
Mulling - Wade
Cashier

S. CAREY
Principal Officer

FREYER & TAYLOR

Chartered Architects

92 Merrion Road,
Dublin 4,
Ireland,
Telephone 683226
Fax 683279

Patrick P Freyer MA(Cantab) RIBA
John M Taylor B Arch MRIAI RIBA

Outline Specification for Materials to be used and Work to be carried out at Unit 26 Western Parkway Business Centre, Lower Ballymount Road, Dublin 12

March 1991

1. General

All work to be carried out in conformity with Building Byelaws and under the supervision of the Architect.

All materials and workmanship to be the best of their respective kinds for the work as specified and in accordance with the drawings prepared by the Architect.

All work to be carried out in accordance with standard good building practice including all relevant Irish Standards, British Standard Specifications or Codes of Practice. Demolition work to be carried out carefully with proper shoring and weather protection provided for the existing structure.

Particular care to be taken to avoid disturbance or inconvenience to neighbours.

All necessary Notices to be served on the Local Authority and Statutory Bodies and conditions complied with.

All figured dimensions on plans and herein specified shall be taken in preference to scale.

2. Scope of Work

The work shall consist of the building of a new concrete floor at first floor level and the installation of a new WC shower room, tea station and lobby to exit stairs at the first floor level and minor alterations to the ground floor. New windows are to be installed at the rear on both ground and first floor levels.

3. Foundations

Existing strip foundations are to be opened up and to be checked by the Structural Engineer to establish whether they are adequate to support the new steel staunchions which will support the new first floor.

All new foundations to be installed in accordance with the Structural Engineers directions and specifications. Make good all damage to existing floor slab including dpm, etc.

4. **Concrete** Aggregates: shall consist generally of pit run gravel free from all impurities.
 Concrete: cement concrete shall consist of 6 parts pit run gravel and 1 part cement.
 Cement mortar: shall be 1 part cement to 4 parts sand.
 Lime mortar: " " " " lime " 6 " "
 Gauged mortar: " " lime mortar mixed with 1 part cement.
 Reinforced concrete to comply with Structural Engineers specifications.
5. **New Concrete First Floor** To approved foundations fix 152 x 152 x 23 universal columns in accordance with Structural Engineers details. New floor shall be 200mm deep reinforced concrete floor poured in situ to S.E. details. Steel staunchions to be encased in concrete. Finished column size to be 275 x 275. Reinforced concrete beams spanning between columns to be 500 deep x 200 wide. New floor slab to have power float finish.
6. **Stud Walls** 1 hour rated stud walls to be 100 x 50 timber studs at 400 centres with 2 layers of 12mm Fireline plasterboard on both sides.
 Other stud walls to be 100 x 50 timber studs at 400 centres with 1 layer 12mm plasterboard and skim on both sides.
7. **Rooflights** Install 2 no. 750 x 750 vented Coxdome rooflights, one in lobby to new toilets and the other in lobby to escape stairs.
8. **Windows** On ground floor at rear of building break out new ope in blockwork for new aluminium windows. The ope is to be properly struck and a new precast concrete cill is to be installed. Install a new precast concrete lintol over the opening also. Into ope install new Synthapulvin finished aluminium window to match existing and to have opening sashes as indicated on the drawings.
 On first floor remove existing exterior cladding and form new opening for new windows as indicated on the drawings. Install new cladding rails, metal cills, reveals, etc., to ensure a proper connection between the new windows and the existing cladding. New windows to be Synthapulvin finished aluminium and to have opening sashes as indicated on the drawings. All opening sashes to have lockable lever handles.
 All windows to be double glazed.
 Install security bars on windows as detailed.
9. **Doors** All new doors to be solid core flush face doors for painted finish. Install ½ hour rated doors on exit route and where indicated on the drawings. All new doors to have architraves to match existing.
10. **Skirtings** All new skirtings to be 150 x 18 moulded deal skirtings to match existing.
11. **Suspended Ceiling** New suspended ceiling on first floor to be 600 x 600 lay in grid with 600 x 600 lay in light fittings where shown on the drawings. Ceiling tiles to be selected by Client.

12. **Kitchen** Install new kitchen cabinets in tea station in layout to be agreed. Include for ventilation unit to be installed with extract to the open air at roof level.
13. **Wall Tiling** Install selected wall tiling in kitchen and WCs in layout to be agreed.
14. **Painting** All new joinery to be knotted, stopped, primed and painted 2 undercoats for internal and 3 undercoats for external and finishing coat oil paint. Existing joinery to be painted 1 undercoat and 1 finishing coat.
- All internal ceilings to be painted 2 coats emulsion paint except WC and bathrooms. These to be primed and painted 2 coats oil paint.
- All radiators and pipes where exposed to be primed and painted 2 coats oil paint.
- Walls to be primed and painted with 2 coats of emulsion paint.
15. **Plumbing Installation** All new pipes to be in copper unless otherwise specified and fixed with instant joints, brackets and enclosed in 18mm plywood casings where exposed.
- From existing cold water tanks take 12mm connections to new WCs, WHBs and 18mm branch to new electric shower unit; provide 12mm overflow from WCs.
- From existing hot water cylinder take 12mm connections to WHBs and basin in kitchen.
- From rising main take 12mm connection to new sink in kitchen.
- Provide stopcocks for all storage tanks and hot water cylinders.
- Supply and fit new shower tray, new WCs, new WHBs and new kitchen sink.
- Provide and fit 32mm traps from basins and 38mm from shower tray and sink unit.
- Connect all wastes into new 100 diam. single stack system connected into existing drainage system.
16. **Heating** Install new electric heating panels as necessary to ensure adequate heating in all areas throughout the building.
17. **Electrical** All alterations and extension to the electrical installation to be carried out in strict accordance with E.T.C.I. and E.S.B. rules and regulations and the whole installation is to be tested throughout.