

PROPOSED 8NO. LIGHT INDUSTRIAL/MANUFACTURING UNITS WITH ANCILLARY ACCOMMODATION AT BALLYMOUNT CROSS, BALLYMOUNT ROAD, DUBLIN 22 FOR ALBION PROPERTY CO. LTD.

Ross Eccles - Architect R.I.B.A.

1. GENERAL:

All design and construction to comply with the Proposed Building Regulations.

All materials to be used in strict accordance with the manufacturer's instructions.

2. SUBSTRUCTURE:

Provide concrete strip footings under all blockwork walls, taken down to rock or as agreed on-site with the building Inspector. Footings to walls and pad foundations to structural frame to be to structural Eng's design and detail.

Backfill with graded hardcore and compact in layers of maximum 150mm thickness.

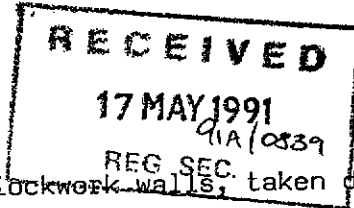
Wall cavity space to extend 225mm below d.p.c. level, with weepholes at 1200mm centres and all blockwork below d.p.c. level to be solid concrete block.

Precast concrete columns and 'I' beams by 'Breton-Roconcrete' Ltd or an approved similar all to manufacturer's structural design and details.

3. GROUND FLOOR CONSTRUCTION:

175mm Concrete slab with A393 reinforcement mesh (all control and expansion joints to be to structural Eng's detail) power floated finish, 1000 gauge damp proof membrane to be turned up at edges and run under wall d.p.c's. 50mm blinding on 225mm well consolidated hardcore.

Damp proof courses to be heavy duty type to all walls and to be minimum 150mm above finished ground level. Provide vertical d.p.c's. to all opes. as necessary.



4. EXTERNAL AND PARTITION WALLS:

Cavity wall construction comprising of selected brick or forticrete block outer leaf with vertical control units to centres recommended by the manufacturer. 100mm air cavity with stainless steel wall ties at 750mm centres horizontally and 450mm vertically, staggered. Inner leaf to be 100mm solid concrete fairface block or 215mm solid concrete fairface block (see drawings for details) with fairface finish.

215mm solid concrete fairface block party walls with reinforced concrete band beams to Structural engineer's design and detail. 215mm fairface hollow block walls between offices and warehouse areas at First Floor.

100mm solid fairface concrete block or metal studding lightweight partitions to Offices to Architect's later direction.

5. FIRST FLOOR CONSTRUCTION TO OFFICES:

50mm thickness reinforced sand and cement screed on 200mm concrete hollow core units by 'Breton-Roecrete' Ltd or an approved similar type.

Concrete stairs, landings and any other insitu floor areas to be to Structural Engineer's design and detail.

6. ROOF:

'Plastisol' coated insulated double skin (4° to 6° pitch) metal profiled roof sheeting or an approved similar with 100mm fibreglass insulation quilt on profiled metal sheet inner skin on steel purlins to Structural Engineer's details.

7. SIDE CLADDING:

'Plastisol' coated insulated double skin horizontal metal cladding or an approved similar. For extent of cladding see Elevations drawing number 145/12.

8. FLASHINGS:

'Plastisol' coated or an approved similar pressed metal flashings by specialist firm to Architect's approval.

9. GUTTERS:

Pressed metal insulated gutter or precast concrete gutter by a specialist firm.

10. WINDOWS AND DOORS:

Windows to Offices to be coloured powder coated double glazed aluminium with opening sashes as shown on the Elevations.

Windows to have patent aluminium sills bedded in mastic and sill under to have d.p.c. beneath, back and sides. Heads to all openings to have 'Catnic' type lintels or an approved similar type.

External entrance doors to Offices to be coloured powder coated single glazed aluminium. Rear exit pedestrian doors from warehouse areas to be metal framed and metal sheeted, painted to Architect's direction.

Entrance doors to warehouses to be roller shutter type.

11. TOILETS VENTILATION AND FITTINGS:

Standard type ceramic toilet fittings and stainless steel sinks to be selected by the Architect, all pipework and water cisterns to be concealed as directed.

Provide mechanical extraction fans to give 3No. air changes per hour to Toilets and tea Stations with 150mm diameter p.v.c. air intake ducting.

12. FIRE STOPPING:

Vertical junction of party walls and cladding to be fire-stopped with non-combustible material to Architect's later detail.

13. SURFACE WATER DISPOSAL:

150mm Diameter rain water pipes through B.I.G.T's. to Manholes through 150mm diameter connections laid to 1:80 falls or 225mm diameter connections laid to 1:120 falls as shown on drawing number 145/11 to connect to existing manhole number s.mh.16 shown on the Site Layout Plan.

14. FOUL WATER DISPOSAL:

Foul water to discharge through all G.T's. B.I.G.T's. A.J's and M.H's as shown on the Site Layout Plan, drawing number 145/11 and connect to existing foul Water manhole number f.mh. 11 shown on the Site Layout Plan.

15. SERVICES GENERALLY:

Connect to E.S.B. Telephone, Gas and water services subject to agreement with the Local Authorities.

16. LANDSCAPING:

Paving, planting, grassed areas, car parking and treatment to boundaries to be as shown on the Site Layout plans, drawing numbers 145/11 and 145/15.

BYE LAW APPLICATION FEES

REF. NO.: 91A/839 CERTIFICATE NO.: 16574 B
 PROPOSAL: 8 ind. units
 LOCATION: Ballymount Cross
 APPLICANT: Albion Prop. Co. 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 for 2422 1597m ²	@ £3.50 per M ² or £70	£5589.50	£589.50			
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300.M ² 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					

~~£5589.50~~ ~~£589.50~~ **RDDG**
 £5589.50 paid by Bank Draft 25/2/92 - N57496

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: M. Deane Grade: III Date: 15/10/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

9/19/0839

CERTIFICATE NO: 25422

8 Light Industrial Manufacturing units

OFFICIAL: Site at Junction of Ballymount Road & Turpin Road, Ballymount
LOCATION: Albion Property Co 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	EE32					
	EE15					
	EE31 280 M ²					
	EE32 280 M ²					
	EE33 280 M ²					
	EE34 280 M ²					
	EE35 280 M ²					
	EE36 280 M ²					
	EE37 280 M ²					
	EE38 280 M ²					
	EE39 280 M ²					
	EE40 280 M ²					
	EE41 280 M ²					
	EE42 280 M ²					
	EE43 280 M ²					
	EE44 280 M ²					
	EE45 280 M ²					
	EE46 280 M ²					
	EE47 280 M ²					
	EE48 280 M ²					
	EE49 280 M ²					
	EE50 280 M ²					

159698 m²

16.4625 SE. M² + NOT SORT

J. Young DFE

28/5/91

Certified: Signed: _____ Date: _____

Endorsed: Signed: _____ Date: _____

Certified: Signed: _____ Date: _____

Endorsed: Signed: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/839

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

0.95 Acres →

(MS)

FLOOR AREA OF PRESENT PROPOSAL:

17191 ft²

MEASURED BY:

J.Y.
28/5/91.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: BY / DATED

~~95 @ 6000~~

ENTERED IN CONTRIBUTIONS REGISTER:

(1) Standard unit
paid in full.

DEVELOPMENT CONTROL ASSISTANT GRADE

(11) loads
loads request
for area
£24,000, However
for area
£10,000 clause
see
PCO/63/90 / extra
loads
900/1823

£9500

J

~~loads~~

Control Section,
Finance Department,
7/8 Cavendish Row,
Dublin 1.

Our Ref. RW/GC

Date; 19/12/91

Re; 8 light industrial/manufacturing units with ancillary office
accommodation at Ballymount Cross. Reg.Ref. 91A/839

I wish to inform you that receipt number N50363 in the sum of £5,589.50 has been cancelled. No further payment has been made on this file.


for PRINCIPAL OFFICER

SS + AMO

PLANNING DEPARTMENT

BOOK FOLIO

Ⓢ

(1) Date Lodged

14 Oct 1991

LOCATION: Site at Ballymount Cross, Ballymount Rd

REG. REF. 91A/839

APPLICANT: Albion Prop. Co. Ltd

PROPOSAL: 8 no. light ind./manufacturing units with ancillary accom. on two floors

(2) Date referred:

23/10

FOUL SEWER

Rebates require from Sanitary Services & E.H.O.
INSUFFICIENT INFORMATION

- ① Applicant has not provided full details of the outfall which it is proposed to use as far as the public sewer (line, levels, gradient, size etc.).
- ② Applicant has not indicated on a site plan the full extent of existing drains on the site together with details nor has there been any indication of any protective measures required.

DUBLIN C.C. (3) Rec'd San. Ser. 25 OCT 1991

SANITARY SERVICES by SANITARY SERVICES - 3 DEC 1991

Returned

SURFACE WATER

INSUFFICIENT INFORMATION

As for Foul Sewer.

(5) Date to Planning

PLANNING DEPT. DEVELOPMENT CONTROL SECT. Date 6.12.91 Time 9.30

(6) Date to Planner

(7) D.P.O. report to be submitted before:

(8) D.P.O. report submitted to S.A.O.:

(9) Decision due:

ENDORSED

JK 22/10/91

DATE

EMD 22/10

J. Rice 29/11/1991

(1) Date Lodged

LOCATION: Site at Ballymont Cross, Ballymont Rd

REG. REF. 91A/839

APPLICANT: Albion Prop. Co. Ltd

PROPOSAL: 8 no. light ind./manufacturing units with
ancillary accom. on two floors

14 Oct 1991

Refer to CEO.

WATER SUPPLY

This proposal as presently constituted is not acceptable, particularly in relation to the proximity of proposed buildings to the existing 600mm trunk watermain.

Applicant to resubmit ~~with~~ in layout to comply with the following:

- 1. No building to be closer than 8m to existing 600mm ϕ AC watermain.*
- 2. All other water mains: No building to be closer than 5m from these mains.*

*R. J. Spar
30 Oct '91*

*V. Sullivan
31/10/91*

*D. Dolan
31-10-91*

ENDORSED: _____

[Signature]

DATE

2/12/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date *6.12.91*

Time *9.30*

J

Pauline Corry,
Staff Officer,
Building Control,
Liffey House,
Tara Street,
Dublin 2.

RW/GC

6/11/91

Re; Proposed light industrial/manufacturing units with ancillary office
at Ballymount Road. Reg.Ref. 91A/0839

I enclose for your attention copy of correspondence to Ross Eccles (Architect)
regarding the above.


PRINCIPAL OFFICER

Ross Eccles (Architect),
Quarry House,
Quarry Road,
Rathmichael,
Co. Dublin.

RW/GC

5/11/91

Re; Proposed 8 light industrial/manufacturing units with ancillary office accommodation on 2 floors at Ballymount Cross, Ballymount Road for Albion Property Co. Ltd. Req.Ref. 91A/0839

Dear Sirs,

I refer to the above application for Building Bye-Law approval received in this department on 14/10/91. I enclose herewith your clients cheque in the sum of £5,589.50 which has been returned to us by the Bank marked "Payment stopped - Awaiting Drawers Confirmation".

As the 2-month period for considering this application will not begin to run until the correct fee has been paid it is important that you submit £5,589.50 immediately. All future payments should be made by cash or an irrevocable Bank Draft.

Please return receipt number NS0363 issued on 14/10/91 as this receipt has now been cancelled.

Yours faithfully,


for PRINCIPAL OFFICER

Richard Brady Planning Department
2 St. Stephen's Highway, Dublin

NOTIFICATION OF R/D CHECKS

Dublin County Council
 Cash Office.

Date: 30.10.91

Cheque Number	Amount	Receipt Number	Date of Receipt	Account No. of details of payment	Name of Section which issued receipt	Name of Person/ Company to whom receipt was issued	Reason for return of cheque	Name of Bank on which payment was drawn	Date Cash Office Receipt cancelled
500147	32.00	N50835	8.10.81		Planning Dept	F. J. McFadden Planning Development	Payment deposited	12.5.81 Bank of Ireland	
500594	558.50	N50868	15.10.81	1	1	Planning Development	Planning Development	12.8.81 Bank of Ireland	

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0839.
 DEVELOPMENT: 8 no. light industrial/manufacturing units.
 LOCATION: Ballymount Cross, Ballymount Road.
 APPLICANT: Albion Property Co. Ltd.
 DATE LODGED: 17.5.91.

This application is for full permission for 8 no. light industrial/manufacturing Units with ancillary office accommodation on two floors comprising a total of 1,597 square metres of floor area at Ballymount Cross, Ballymount.

Previous planning history relating to this site include a permission for a meat processing plant (86A/1423). Permission was later granted for cold storage units with loading docks and related site works (88A/69). Subsequently, permission was granted to Astra Pumps & Plant Ltd for "site development works at site of proposed industrial building including access" under 90A/1823 for a section of the site under the 88A/69 submission.

Finally the current application is on the same site as lodged in the 88A/69 application. The proposed development is located at the roundabout with site frontage to Turnpike and Ballymount Road.

Roads regard access at this location to be undesirable, however, if permission is being contemplated it should be subject to:-

- 1) Access details to be to the requirements of Roads Department.
- 2) The boundary details along the Ballymount Road site frontage including boundary location, kerbing, drainage and footpaths to be agreed in writing with the Roads Department.
- 3) A contribution of £24,000 per acre to be levied towards the required improvement to the network in the area which will be of direct benefit to the proposal.

MA/BMcC
21.6.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	26.06.91
Time	12.05

SIGNED: Michael Arthur
 DATE: 24.6.91

ENDORSED: E. Wadden
 DATE: 25th June 91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0839

Date Received : 17th May 1991

Correspondence : Ross Eccles, Architect,
Name and : Quarry House,
Address : Quarry Road,
Rathmichael,
Co. Dublin.

Development : 8 No. Light Industrial/Manufacturing Units with
ancillary office accommodation on two floors comprising
a total of 1,597 square metres of floor area

(B) ~~15~~

CN 1277.15

Location : Ballymount Cross, Ballymount Road

Applicant : Albion Property Co. Ltd

App. Type : Permission

Zoning : E

New
file

CONCRETE
Standard nil hand
holds <u>on full</u>
5000
Space
Other
SECURITY
Board C.I.F.
Cash

(GB/AC)

Report of the Dublin Planning Officer dated 28 June 1991.

This is an application for PERMISSION for 8 no. light industrial/manufacturing units with ancillary office accommodation on two floors, at Ballymount Cross, Ballymount Road, comprising a total of 1,597 sq.m. of floor area, for Albion Property Company Ltd.

The area in which the site is located is zoned with the objective "to provide for industrial and related uses".

The site area is quoted as 3,856 sq.m. History searches indicated that the site was originally part of the site of the Irish Cold Stores Units to the west of the site (See Reg. Refs. SA/2045 & 88A/0069).

The original site has been sub-divided in recent years; a new boning hall has been built south of ICS, and west of the current site (See 86A/0423). Another unit has been built for Astra Pumps and Plant Ltd. to the north of the current site.

Planning permission was issued in December 1990 for site development works on the current site, and discussions have taken place with the County Council since that time.

The development now proposed consists of 2 separate blocks, each containing 4 units, to be used for light industrial/manufacturing use. Two-storey office accommodation is provided.

Access to the units is proposed from the south-western boundary, i.e. Ballymount Road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0839

Page No: 0002

Location: Ballymount Cross, Ballymount Road

The finish on the proposed units is shown as blue-grey cladding and natural colour forticrete block. Windows are shown as powder coated aluminium; colour is not stated.

A total of 59 car parking spaces are shown; 48 is the total required for the total area, i.e. 1,600 approx.

R.C. Roads Department report indicates conditions to be imposed if permission is being granted. Site coverage is ~~shows as~~ 55%, which is acceptable in this instance as the site is a corner plot i.e. ~~that~~ it is affected by two building lines.

With regard to water and drainage, applicant states that a high pressure watermain traverses the site, and the location of Building 'A' takes account of this, the matter having been discussed with Sanitary Services Department.

The report from the Sanitary Services Department indicates that foul sewer and water are available but there is insufficient information re. surface water drainage.

No objections have been received.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1990, subject to the following (17) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

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

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

03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0839

Page No: 0003

Location: Ballymount Cross, Ballymount Road

- 04 That the requirements of the Supervising Environmental Health officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.
- ME*
06 That no industrial effluent be permitted without prior approval from Dublin Co. Co. Planning Authority *under the Water Pollution Act 1977.*
REASON: In the interest of health.
- 07 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON: In the interest of the proper planning and development of the area.
- 08 That the area between the building and roads must not be used for truck parking or other storage or display purpose, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON: In the interest of the proper planning and development of the area.
- 09 That details of landscaping and boundary treatment be submitted to and ^{approved} ~~approved~~ in writing by Planning Authority and work thereon completed prior to occupation of units.
REASON: In the interest of amenity.
- 10 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.
- 11 Access details to be to the requirements of the Roads Department, Dublin County Council.
REASON: To comply with the requirements of the Roads Department.
- P.C.*
~~12 The boundary details along the Ballymount Road site frontage including boundary location, kerbing, drainage and footpaths shall be submitted to and agreed in writing by the Planning Authority prior to the commencement of development on site.~~
- ~~12 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/0839

Page No: 0004

Location: Ballymount Cross, Ballymount Road

12. 13 That a financial contribution in the sum of ^{£9500} ~~£24000 per acre~~ be paid by the applicant to Dublin County Council towards the improvement of the road network in the area of the proposed development, and which will facilitate this development. This contribution to be paid prior to the commencement of development on site. *per.*

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.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0839

Page No: 0005

Location: Ballymount Cross, Ballymount Road

Endorsed: *[Signature]* for Principal Officer
[Signature] for Dublin Planning officer SEP 5-7-91

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 (12) conditions set out above is hereby made.

Dated: 12 July 1991
[Signature]
APPROVED OFFICER ASSISTANT CITY AND COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 19 June 1991. 8/7/91

20th JUNE 1991

91A/0839

Industrial Units at Ballymount Cross
Ballymount Road.

Allan Property Co.

Draws. 145/11
Apr. 91

G. Boothman.

Scale 1:200.

Area of Site behind building, line
i.e. on Turnpike Road ~~from~~ using
Block A as line.

$$\begin{array}{l} \text{Block A + B} \\ \text{SITE AREA} \end{array} \quad \frac{1382}{3106} = 44.5\%$$

Area of Site behind building, lines.
i.e. on Turnpike Road ~~using~~⁺, Ballymount Rd.
Block A as line

$$\begin{array}{l} \text{Block A + B} \\ \text{SITE AREA} \end{array} \quad \frac{1382}{2509} = 55\%$$

Note Block A falls within the 12.8
building line

Brian Dwyer

M. Q.

(M)

Hand 27/6

Register Reference : 91A/0839

Date : 29th May 1991

Development : 8 No. Light Industrial/Manufacturing Units with ancillary office accommodation on two floors comprising a total of 1,597 square metres of floor area

LOCATION : Ballymount Cross, Ballymount Road

Applicant : Albion Property Co. Ltd

App. Type : PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 17th May 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 28.06.91
Time 9.10

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

Yours faithfully,

DUBLIN CO. COUNCIL
31 MAY 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
26 JUN 1991
Returned

Date received in Sanitary Services

FOUL SEWER

Available subject to;

- ① that permission being applied for in each case regards to individual units
- ② that non domestic effluent being the subject of a licence under the provisions of the Water Pollution Act.

SURFACE WATER

Insufficient information

The applicant must submit written evidence that it is possible to connect to the surface water outfall indicated, and must indicate, the capacity of the system to which it is proposed to connect

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

J. R. Brown
17.6.91

J. R.
21/6/91

Register Reference : 91A/0839

Date : 29th May 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY. Avail able for remedure 24 hour
stor age to be provided

Refer to C.F.O.
note room & w/main at the edge of units 5, 6 & 8 is
too close to the building. This in my opinion should be
unit 11 for the present. The architect is to look
for a solution for this problem.

[Signature]
7/6/91

ENDORSED *[Signature]* DATE 24/6/91

[Signature]
20/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 28.06.91
Time 9.10
.....

(M) May Darley.

Register Reference : 91A/0839

Date : 29th May 1991

Development : 8 No. Light Industrial/Manufacturing Units with ancillary office accommodation on two floors comprising a total of 1,597 square metres of floor area

LOCATION : Ballymount Cross, Ballymount Road

Applicant : Albion Property Co. Ltd

App. Type : PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 17th May 1991

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 1.07.91
Time 9.10

DUBLIN CO. COUNCIL C.
31 MAY 1991
SAN SERVICES

Yours faithfully,
[Signature]
DUBLIN CO. COUNCIL
SANITARY OFFICER
PRINCIPAL OFFICER ES
26 JUN 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Available subject to:
① this permission being applied for in ~~and~~ regards to individual users
② Non domestic effluent being the subject of a licence under the provisions of the Water Pollution Act.

SURFACE WATER

Insufficient information
The applicant must submit written evidence that it is possible to connect to the surface water outfall indicated, and must indicate, the capacity of the system to which it is proposed to connect
Senior Engineer,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

[Signature]
17.6.91

[Signature]
21/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 1.07.91
 Time 9.10

Register Reference : 91A/0839

Date : 29th May 1991

.....
 ENDORSED _____

DATE _____

WATER SUPPLY

Avail able for remediate 24 hour
 storage to be provided

[Signature]
 7/6/91

Refer to E.F.O.

note, room & main at the side of units 5, 6 & 8 is
 too close to the building than in any. Should be
 unit 11 for the present. It is suggested to look
 for a solution for to this problem.

ENDORSED _____

[Signature]

DATE

24/6/91

[Signature]
 20/6/91

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/0839/C1

Date : 10th July 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Compliance with Condition 9
LOCATION : Ballymount Cross, Ballymount Road
APPLICANT : Albion Property Co. Ltd.
APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to
comply with conditions received on 8th July 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Ross Eccles-Architects,
Quarry House,
Quarry Road,
Rathmichael,
Co. Dublin

Chief Planning Officer,
Dublin County Council,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

ROSS ECCLES — ARCHITECTS

Quarry House,
Quarry Road,
Rathmichael,
Co. Dublin.

Tel: 282 4365
Fax: 282 4363

91A/0839 7/7/1992
1.8.0
cond

Plan Reg. Ref. No. 91A/0839
B.B.L. Order No. BBL/428/92

Dear Sirs,

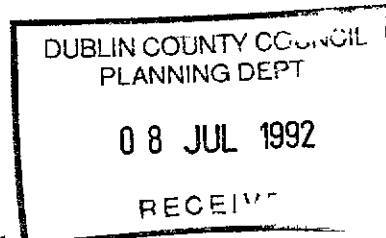
Re: 8No. Factory Units at Ballymount Road, Ballymount Road, Dublin 22
for Albion Property Company Limited.

I refer to paragraph 09 of the Notification to Grant Permission dated 21/8/1991 in connection with the landscaping and boundary treatment for the above and I am pleased to enclose herewith duplicate copies of the following Drawings;

- (a) Drawing No. 145/11(f) - Site Layout Plan.
- (b) Drawing No. 145/14 - Site Location Map.
- (c) Drawing No. 145/32 - Railings and Entrance Gate details.
- (d) Drawing No. 145/33 - Entrance piers and wall details.

I trust the above is in order but should you require any further information in respect of the enclosed, please do not hesitate to contact this office.

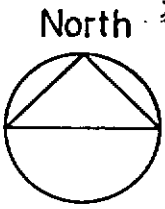
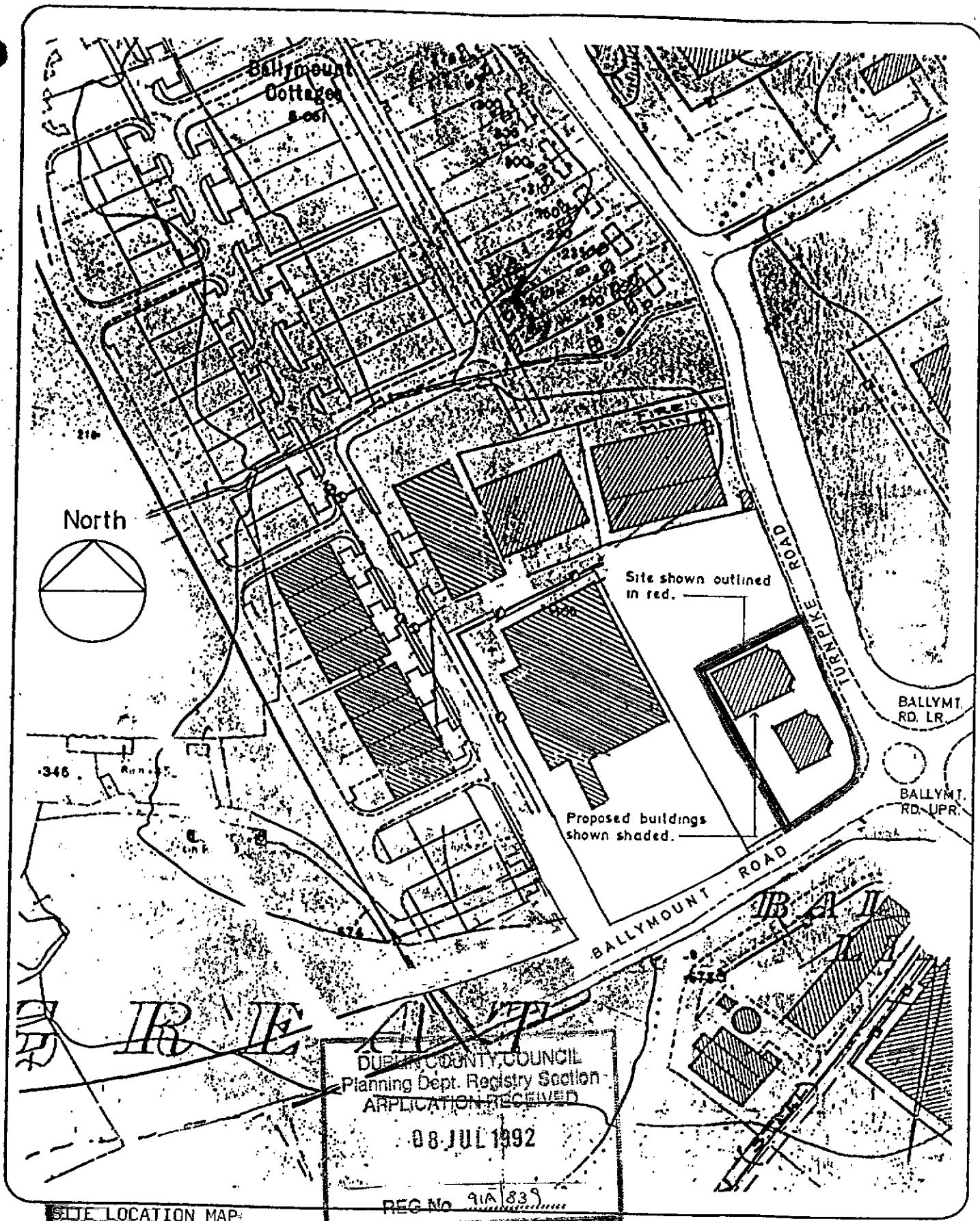
Yours faithfully,



Alec Birnie R.I.A.I. (Tech)

Encls:

Ross Eccles Dip Arch (BIRM), R.I.B.A.
Alec Birnie Dip Arch Tech, R.I.A.I. (Tech)



DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 08 JUL 1992
 REG No 91A 839

SITE LOCATION MAP

ROSS ECCLES - ARCHITECT
 Dip Arch (BIRM), R.I.B.A.
 Quarry House, Quarry Road, Shankill, Co - Dublin
 Tel. 824365 Fax. 824363

PROPOSED INDUSTRIAL UNITS AT
 BALLYMOUNT CROSS,
 WALKINSTOWN, DUBLIN 22.

Scale 1: 2500	Date MAY 1991	Drawing No. 145 / 14.
------------------	------------------	--------------------------



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

Mr. J. Carson,
Liffey House,
Dublin 2.

Our Ref.

Your Ref.

Date 29.4.92

Re: Development at Ballinacort Cross

Reg. Ref. No. : 91A/839

I refer to the submission for Building Bye-Law Approval received in this Department on 9.4.92.

The submission is in compliance with conditions of Building Bye-Law Approval issued. Please confirm that the submission is strictly compliance as requested and not a new application and accordingly that a Bye-Law fee is not required. Documents enclosed.

for Maureen Deane
STAFF OFFICER,
REGISTRY SECTION

Chief Planning Officer,
Dublin County Council,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

ROSS ECCLES — ARCHITECTS

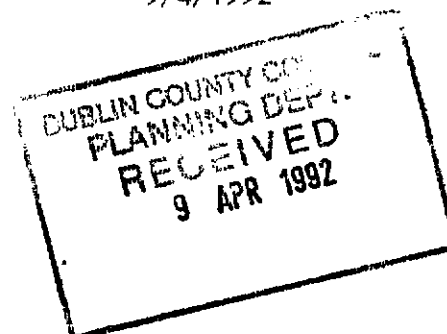
Quarry House,
Quarry Road,
Rathmichael,
Co. Dublin.

Tel: 282 4365
Fax: 282 4363

91A/839
1.2.0
BBL Cont

9/4/1992

Reg. Ref. No. 91A/0839
Order No. BBL/428/92



Dear Sir,

Re: 8No. Light Industrial/Manufacturing Units with Ancillary Office
Accommodation on two floors, comprising of a total of 1,597 sq. metres
of floor area, at Ballymount Cross, Ballymount Road, Dublin 22 for
Albion property Company Limited.

This is to inform you that due to the location of the 600mm diameter
high pressure water main on site, it was found necessary to move Block 'A'
900mm closer to Block 'B' to maintain a 6.0 metre distance between the
building and the water main, as previously agreed with Mr. John McLoughlin
Senior Engineer and Mr. Pat Harty Area Engineer on the 24/4/1991.

I enclose herewith duplicate copies of Architectural drawing number
145/11(e) showing the above details and I trust that this is in order.

Should you require any further information in respect of the enclosed,
please do not hesitate to contact this office.

Yours faithfully,

Alec Birnie R.I.A.I. (Tech)

Encls:

Ross Eccles Dip Arch (BIRM), R.I.B.A.
Alec Birnie Dip Arch Tech, R.I.A.I. (Tech)

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY **DUBLIN COUNTY COUNCIL**

Balance

46/49 UPPER O'CONNELL STREET, **BYE LAW APPLICATION**
DUBLIN 1.

REC. No. N 57496

CASH
CHEQ
M.O.
B. Draft

£5589.50

Received this 25th day of February 1992
from Albion Prop. Co. Ltd.

The sum of five thousand five hundred and eighty nine pounds
fifty pence, being balance

of fee on 91A/839

Madeline Deane Cashier

S. CAREY Principal Officer

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

16 October 1991

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

LOCATION: Site at Ballymount Cross, Ballymount Road, Dublin 22.
PROPOSED DEVELOPMENT: 8 no. light ind./manufacturing units with ancillary accom.
on two floors
APPLICANT: Albion Prop. Co. Ltd
PLANNING REG. REF.: 91A/839
DATE OF RECEIPT
OF SUBMISSION: 14 October 1991

A Chara,

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

Building Bye Law Approval.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Ross Eccles, Architect,

Quarry House,

Quarry Road,

Rathmichael,

Co. Dublin.

11pp FEE = 1507 m² = £ 9,580.50 @ £ 3.50 per m²

COUNTY COUNCIL

DUBLIN CORPORATION

BUILDING BYE LAWS APPLICATION FORM

Building Control Section,
Liffey House,
24-28 Tara Street,
Dublin 2.
TEL: 773066

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

- Postal address of site or building... Site at Ballymount Cross, Ballymount Road, Dublin 22.
(If none, give description sufficient to identify location of proposed work)
- Name of applicant (Principal not Agent)... 'Albion' Property Company Limited.
Address... C/O. Quarry House, Quarry Road, Rathmichael, Co. Dublin. Tel. No. 2824365.
- Name and address of Person or Firm responsible for preparation of plans... Ross Eccles - Architect R.I.B.A.
Quarry House, Quarry Road, Rathmichael, Co. Dublin. Tel. No. 2824365.
- Name and address to which notifications should be sent... Ross Eccles - Architect R.I.B.A.
Quarry House, Quarry Road, Rathmichael, Co. Dublin.
- Brief description of proposed development... Proposed 8 No. Light Industrial/Manufacturing Units with ancillary accommodation on two floors - comprising a total of 1597 square metres (17,190.1 square feet).

REC No. N 5026 *PEM*
~~5589.50~~

6. Cubic capacity, floor area and height of proposed building, extension and/or existing building.

	Height	Floor Area	Cubic Capacity
(A) Proposed building or extension	2.475 offices M	575.0 M ²	1423.125 M ³
	5.80 units	1,022.0	5927.60
(B) Existing Building	M ft.	M ² ft. ²	M ³ ft. ³

7. List of Documents lodged with this Application Form:

Plans	Location Map & Block Plan	Specification	Structural Calculations
See attached letter.			

RECEIVED
14 OCT 1991
F.S. 91A/0839

Signature of Applicant (or his agent)..... Date 5/9/91

NOTE: No Work shall be commenced prior to approval being obtained under the Building Bye Laws. This is not an application for planning permission and such application should be made where necessary on the appropriate form.

Reg. Ref. *BBC* 3.36.44. FOR OFFICE USE ONLY Plan No. 91A/0839.

CORPORATION OF DUBLIN

BUILDING BYE LAWS

1. Applications for Building Bye Law Approval should be sent to the : Dublin Corporation, Building Control Section, Liffey House, 24 - 28 Tara Street, Dublin 2. Tel: 773066.
2. All documents submitted should bear on them the name and address of the building owner, and should be signed by the Architect, Engineer or other person responsible for their production.
3. All plans should be submitted in duplicate on durable material, legibly drawn and coloured in such manner as necessary either for the purpose of distinguishing the several materials to be employed or of distinguishing proposed from existing work.
4. Documents, which should be accompanied by a completed application form, stating the purpose of the submission, should include duplicate copies of the following:-
 - (a) Location map showing roads and buildings in outline, to a scale of 1:1000 or 1:2500 (scale of all lodged plans must be clearly stated).
 - (b) Block plan to scale of not less than 1:500. On this plan should be clearly shown, so far as may be necessary, the boundaries of the entire property, or unit of land in question, the level of the lowest floor of any existing or proposed building, the size, position and level of any yard or open space belonging thereto; in the case of a housing estate or other extensive development, the levels of the land; the lines of drainage, proposed and existing, and the size, depth and inclination of each drain and the position and level of any sewer with which the drainage is intended to be connected; the size and position of all structures on, and proposed to be erected on, the site; the position of any existing tree; the position of the buildings and appurtenances of the properties immediately adjoining the site; the line of frontage of the buildings on both sides thereof; the width and level of the adjacent streets. Street and road layouts should show in figures; (i) proposed carriageway and footpath widths; (ii) overall width of roadways, lanes and rere access; (iii) the numbering of building plots; (iv) names of proposed roads or streets.
 - (c) Plans of every floor and sections of each storey, floor, and roof of any proposed building, and Elevations of all of its parts visible from a public street or public place, drawn to metric scale of not less than 1:100. In addition to the information necessary to indicate the forms of construction proposed, these drawings should clearly show the nature and colour of all external facing materials and the heights of proposed structures in relation to those existing adjacent. If the site forms part of a continuous frontage the elevational treatment of adjacent premises should be shown. Means to escape from buildings, in case of fire, should be clearly indicated, also the direction of opening of exit doors.
 - (d) Description in writing of the materials of which it is intended that any proposed structure shall be constructed and structural calculations where necessary.
5. Further information which is usually required include:-
 - (a) The existing and proposed uses of the premises or structure(s) in question.
 - (b) In the case of flat dwellings, the number of separate dwellings to be contained in the entire premises and the uses of the various apartments in each dwelling.
6. As consideration of proposals frequently necessitates inspections of site or premises in question, delay may be avoided if any special arrangements required to gain access are described in a letter accompanying submitted documents.
7. Shopfronts, Plans, elevations and specification of shopfronts, and structures to which it is proposed to attach them, should be submitted for approval.
8. Full details may be found in the Corporation of Dublin, Building Bye Laws with respect to the Construction of Buildings, copies of which may be purchased at the public counter of this department.

AIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

N 50363

£5589 50

received this

day of

Clontarf Rev. H.

R.D.C. 91

the sum of

Five thousand five hundred and eighty nine Pounds

Pence being

one law application at Clontarf Rev. H.

Abeloe Deane

Cashier

S. CAREY
Principal Officer

Chief Planning Officer,
Dublin County Council,
Irish Life Centre,
Lr. Abbey Street
Dublin 1.

ROSS ECCLES — ARCHITECTS

Quarry House,
Quarry Road,
Rathmichael,
Co. Dublin.

Tel: 282 4365
Fax: 282 4363

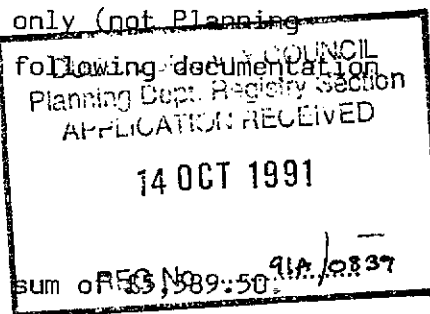
2/9/'91.

Application for Bye-Laws Approval only.
Register Reference Number 91A/0839.

Dear Sirs,

Re: Proposed 8No. Light Industrial/Manufacturing Units with ancillary Office accommodation on two floors, comprising of a total of 1,597 square metres of floor area.

I hereby apply for Building Bye-Laws Approval only (not Planning Permission) in respect of the above and attach the following documentation in support of this application.



1. Completed Application Form.
2. Building Bye-Laws Application Fee in the sum of £3,989.50.
3. 4No. copies of site location Map, drawing number 145/14.
4. 4No. copies of Architectural drawing numbers 145/7, 9, 11(A), 12, 13(A), 15(A), 16 and 17.
5. 4No. copies of Outline Specification with proposed firebreak details between units attached.
6. 4No. copies of Foul and Surface Water drainage invert schedules.
7. Structural Engineer's certificate dated 28/8/'91.

Waivers are being sought in respect of the following Building Bye-Laws:

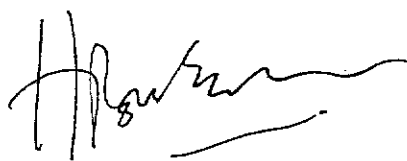
- a). B.B.L. 95, 96, 97 & 99 - Single stack soil systems shall be carried out to B.S.5572/1978.

b). B.B.L. 100 - Artificial lighting and mechanical ventilation to relevant B.S. standards to be provided to Toilet lobbies, Tea Stations and Toilets.

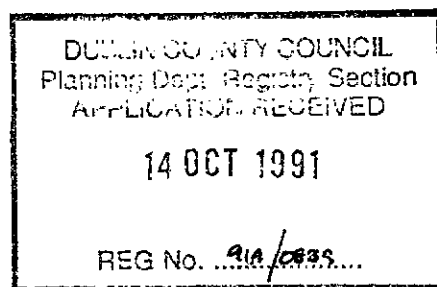
Please note that a Notification to Grant Permission for the above was issued on the 21/8/'91, register reference number 91A/0839.

I look forward to your favourable consideration of this Application and will be pleased to answer any queries you may have.

Yours faithfully,



Ross Eccles - Architect R.I.B.A.



Encls:

KEVIN LOOBY ASSOCIATES

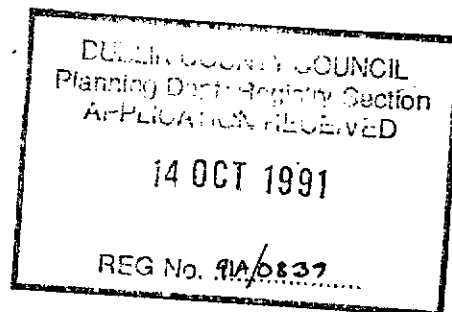
Consulting Civil & Structural Engineers
32 Raglan Lane, Ballsbridge, Dublin 4, Ireland.
Telephone: (01) 601099 Fax: (01) 601098

Kevin J. Looby
C.Eng., M.I.E.I., M.I.Struct.E., M.Cons.E.I.

Date 28th. August 1991.

Ref

Dublin Co. Council,
Building Control Division,
Tara St.,
Dublin 2.



Dear Sirs,

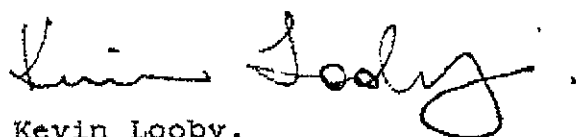
re: Proposed Industrial Units at Ballymount Cross
Walkinstown Dublin 22 for Albion Property Co. Ltd.

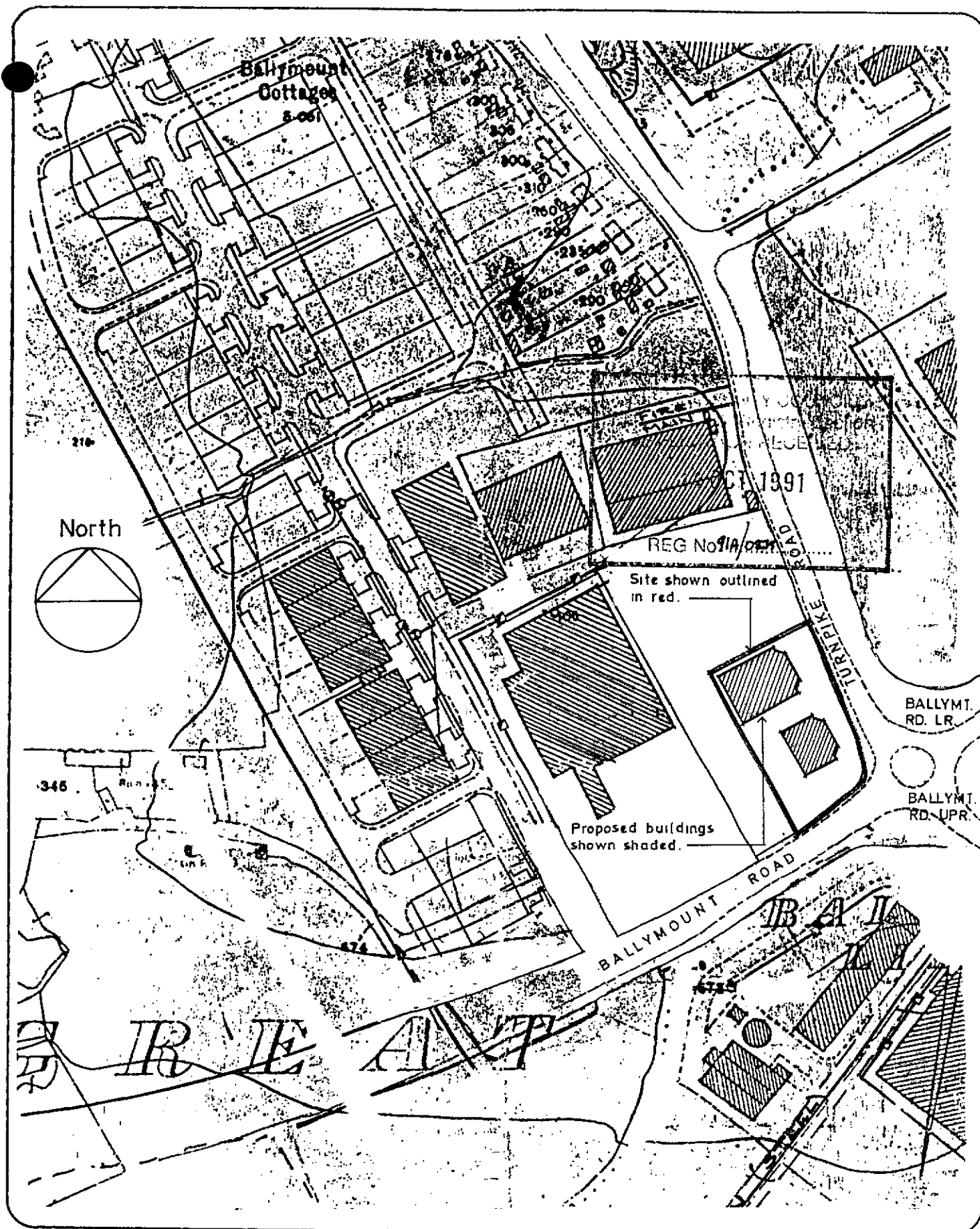
We have been appointed as Engineers for the above project and certify that the Structural Elements will be designed in accordance with the relevant Irish and British Codes of Practice and Standard Specifications.

Before work commences on site, after the Precast Concrete Supplier has been selected full Structural Design calculations and Drawings will be forwarded to you as agreed.

A Chartered Engineer from this office will make periodic site inspections of the Structural Elements as work progresses.

Yours faithfully,


Kevin Looby.



SITE LOCATION MAP

ROSS ECCLES - ARCHITECT

Dip Arch (BIRM), R.I.B.A.

Quarry House, Quarry Road, Shankill, Co - Dublin
Tel. 824365 Fax. 824363

PROPOSED INDUSTRIAL UNITS AT
BALLYMOUNT CROSS,
WALKINSTOWN, DUBLIN 22.

Scale

1: 2500

Date

MAY 1991

Drawing No.

145 / 14.

Manhole number.	Travel Distance.	Dia.	Gradient.	Cover level	Invert level.	Fall	Remarks.
F.MH. 1	Start of run	—	—	61.70	61.00	—	Start of run
F.MH. 2	13,500	100	1:40	61.70	60.66	340	
F.MH. 3	19,500	100	1:40	61.70	60.17	490	
F.MH. 6	16,000	150	1:60	62.10	59.90	270	
F.MH. 7	2,000	150	1:60	62.10	59,865	35	
F.MH. 8	10,500	150	1:60	62.10	59.69	175	
F.MH. 9	2,000	150	1:60	62.10	59.655	35	
F.MH. 10	4,500	150	1:60	62.10 62.83 ex. c.l.	59.58 59.63 invert	75	Adjust ex. C.L.
F.MH 5	Start of run	—	—	61.70	60.645	—	Start of run
F.MH.4	10,000	100	1:40	61.70	60.395	250	
F.MH.3	9,000	100	1:40	61.70	60.17	225	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> REG. NO. 919/0839 14 OCT 1981 </div>							
THIS SCHEDULE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS NUMBER 145/15(A).							

Existing manhole

Manhole number.	Travel Distance.	Dia.	Gradient.	Cover level	Invert level.	Fall	Remarks.
S.MH. 1	start of run	—	—	61.70	61.00	—	start of run
S.MH. 2	12,000	150	1:80	61.70	60.85	150	
S.MH. 3	13,500	150	1:80	61.70	60.68	170	
S.MH. 4	17,500	150	1:80	61.70	60.46	220	
S.MH. 5	12,500	150	1:80	61.70	60.30	160	
S.MH. 6	5,500	150	1:80	61.70	60.23	70	
S.MH. 7	14,000	150	1:80	61.70	60.05	175	
S.MH. 8	15,500	225	1:120	61.70	59.93	130	
S.MH. 9	8,300	225	1:120	62.10	59.86	70	
S.MH. 10	13,500	225	1:120	62.10	59.74	120	Adjust ex. C.L.
S.MH. 11	1,200	225	1:120	62.10 excl. 62.63	59.71 59.23	25	Drop from 59.71 to 59.23 = 480
S.MH. 12	start of run	—	—	61.10	61.15	—	start of run.
S.MH. 13	12,500	150	1:80	61.10	60.99	160	
S.MH. 8	7,500	150	1:80	61.10	60.89	95	
S.MH. 18	start of run	—	—	62.10	61.35	—	start of run
S.MH. 19	8,000	150	1:80	62.10	61.25	100	
S.MH. 10	10,000	150	1:80	62.10	61.12	125	Adjust ex.C.L.

Existing manhole

PROPOSED 8NO. LIGHT INDUSTRIAL/MANUFACTURING UNITS WITH ANCILLARY ACCOMMODATION AT BALLYMOUNT CROSS, BALLYMOUNT ROAD, DUBLIN 22 FOR ALBION PROPERTY CO. LTD.

Ross Eccles - Architect R.I.B.A.

1. GENERAL:

All design and construction to comply with the Proposed Building Regulations.

All materials to be used in strict accordance with the manufacturer's instructions.

2. SUBSTRUCTURE:

Provide concrete strip footings under all blockwork walls, taken down to rock or as agreed on-site with the building Inspector. Footings to walls and pad foundations to structural frame to be to structural Eng's design and detail.

Backfill with graded hardcore and compact in layers of maximum 150mm thickness.

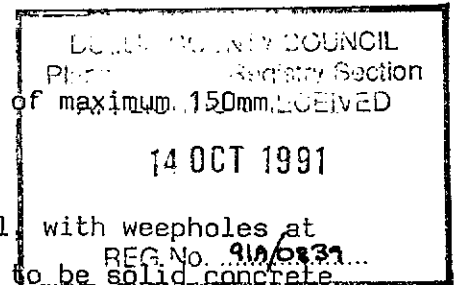
Wall cavity space to extend 225mm below d.p.c. level with weepholes at 1200mm centres and all blockwork below d.p.c. level to be solid concrete block.

Precast concrete columns and 'I' beams by 'Breton-Roconcrete' Ltd or an approved similar all to manufacturer's structural design and details.

3. GROUND FLOOR CONSTRUCTION:

175mm Concrete slab with A393 reinforcement mesh (all control and expansion joints to be to structural Eng's detail) power floated finish, 1000 gauge damp proof membrane to be turned up at edges and run under wall d.p.c.'s. 50mm blinding on 225mm well consolidated hardcore.

Damp proof courses to be heavy duty type to all walls and to be minimum 150mm above finished ground level. Provide vertical d.p.c.'s. to all opes. as necessary.



4. EXTERNAL AND PARTITION WALLS:

Cavity wall construction comprising of forticrete block outer leaf with vertical control units to centres recommended by the manufacturer. 100mm air cavity with stainless steel wall ties at 700mm centres horizontally and 400mm vertically, staggered. Inner leaf to be 100mm solid concrete fairface block or 215mm solid concrete block (see drawings for details) with gypsum plaster finish to Offices and fairface to Factory Areas.

215mm solid concrete fairface block party walls with reinforced concrete band beams to Structural engineer's design and detail. 215mm fairface hollow block walls between offices and warehouse areas at First Floor, with plaster finish to Offices.

100mm solid fairface concrete block or metal studding lightweight partitions to Offices to Architect's later direction.

5. FIRST FLOOR CONSTRUCTION TO OFFICES:

50mm thickness reinforced sand and cement screed on 200mm concrete hollow core units by 'Breton-Roecrete' Ltd or an approved similar type, to Structural Engineer's design and detail. Triangular floor space to corners of Office areas to have timber joists infill with 25mm thickness W.B. Plywood sheeting all to Structural Engineer's design and detail.

6. ROOF: (see 6A Roof to Offices attached)

'Plastisol' coated insulated double skin (4° to 6° pitch) metal profiled roof sheeting or an approved similar with 100mm fibreglass insulation quilt on profiled metal sheet inner skin on steel purlins to Structural Engineer's details.

7. SIDE CLADDING:

'Plastisol' coated insulated double skin horizontal metal cladding or an approved similar. For extent of cladding see Elevations drawing number 145/12.

8. FLASHINGS:

'Plastisol' coated or an approved similar pressed metal flashings by specialist firm to Architect's approval, with No.5 lead flashing where required.

9. GUTTERS:

Pressed metal insulated gutter or precast concrete gutter by a specialist firm.

10. WINDOWS AND DOORS:

Windows to Offices to be coloured powder coated double glazed aluminium with opening sashes as shown on the Elevations.

Windows to have patent aluminium sills bedded in mastic and sill under to have d.p.c. beneath, back and sides. Heads to all openings to have 'Catnic' type lintels or an approved similar type, or insitu conc. beams to Structural Engineer's design and details.

External entrance doors to Offices to be coloured powder coated single glazed aluminium. Rear exit pedestrian doors from warehouse areas to be metal framed and metal sheeted, painted to Architect's direction.

Entrance doors to warehouses to be roller shutter type.

11. TOILETS VENTILATION AND FITTINGS:

Standard type ceramic toilet fittings and stainless steel sinks to be selected by the Architect, all pipework and water cisterns to be concealed as directed.

Provide mechanical extraction fans to give 3No. air changes per hour to Toilets, Lobbies and Tea Stations.

12. SURFACE WATER DISPOSAL:

150mm Diameter rain water pipes through B.I.G.T's. to Manholes through 150mm diameter connections laid to 1:80 falls or 225mm diameter connections laid to 1:120 falls as shown on drawing number 145/15(A) to connect to existing manhole number s.mh. 11 shown on the Site Layout Plan.

13. FOUL WATER DISPOSAL:

Foul water to discharge through all G.T's. B.I.G.T's. A.J's and M.H's as shown on the Site Layout Plan, drawing number 145/15(A) and connect to existing foul Water manhole number f.mh. 10 shown on the Site Layout Plan.

14. SERVICES GENERALLY:

Connect to E.S.B. Telephone, Gas and water services subject to agreement with the Local Authorities.

15. LANDSCAPING:

Paving, planting, grassed areas, car parking and treatment to boundaries to be as shown on the Site Layout plans, drawing numbers 145/11 and 145/15.

16. FIRE STOPPING:

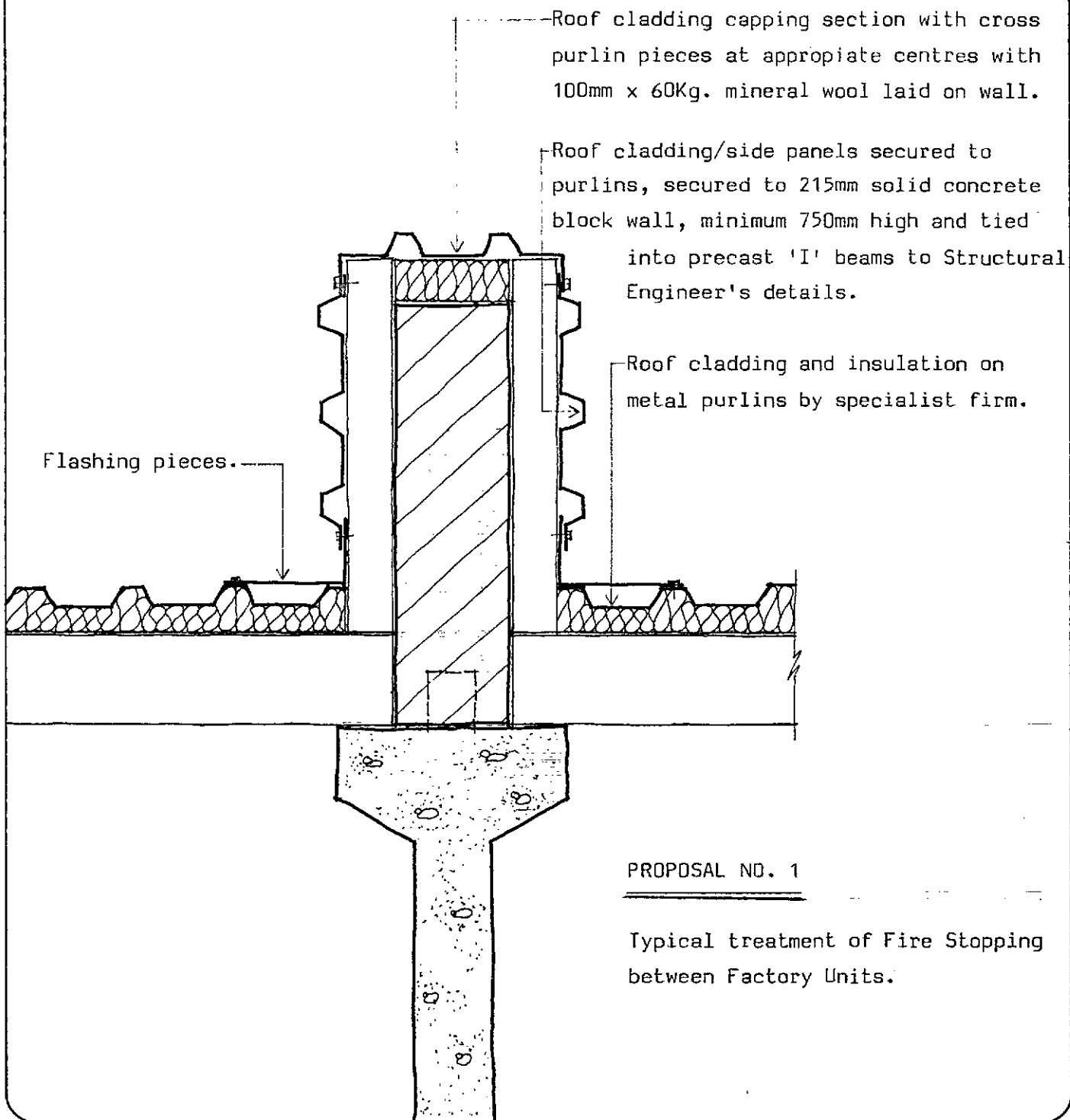
Firebreak between Units to be a patent system by 'Firbar Structural Fire Control Ltd' or an approved similar or 215mm solid concrete block walls 750mm high above finished roof level to the Fire Officer's direction. For proposed treatment of Fire Stopping see details attached to the Outline Specification.

6(A) ROOF TO OFFICES:

'Trocac' type roofing sheet or an approved similar on an appropriate isolating membrane on insulation to falls, on vapour barrier, on precast concrete roofing units, on precast concrete frame to Structural Engineer's design and detail.

Triangular roof area over Offices to be as above on 25mm W.B.Plywood on furring pieces on timber joists to Structural Engineer's design and detail.

'Marley Cel' U.P.V.C. fascia and soffit lining or an approved similar on treated timber grounds with a moulded gutter attached to the fascia.



ROSS ECCLES - ARCHITECT

Dip Arch (BIRM), R.I.B.A.

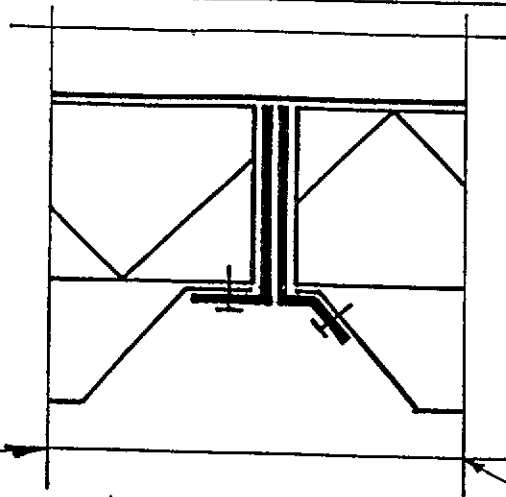
Quarry House, Quarry Road, Shankill, Co. Dublin
Tel. 824365 Fax. 824363

PROPOSED INDUSTRIAL UNITS AT
BALLYMOUNT CROSS,
WALKINSTOWN, DUBLIN 22.

Scale
1:10

Date
Sept '91

Drawing No.
145/17.



Provide a Continuous butt Joint on centre line of roof and fit 2 No. metal Roof Divide angle sections, 1 fixed to each side (to allow for break off in the event of a fire) and seal over with roof membrane fitted as per manufactures instructions.

Leave 50 mm gap between purlins.

Example:-
Roof Membrane on 60 EPU insulation on vapour barrier on steel decking.

25 mm Clearance

Purlin fixing bolt - slot in cleat to allow purlin collapse in the event of a fire.

Cleat.

Purlin.

Purlin fixing bolt/fulcrum point.

Purlin spacer.

1 - 4 hour fire resistant panels (as required) in conjunction with Structural Control Systems.

50 x 20 mm Galvanised steel side channels fixed to and between purlins.

50 mm x 60 Kg mineralwool cockscomb.

75 x 50 mm wide vertical brush (cockscomb) channel.

Fire resistant fixing panels.

Intumescent Mastic Seal.

Recommended continuous conc. beam on top of separating wall.

215 mm separating wall

SECTION

Note 1: Thickness of fire resistant panels depends on the following:-

A. Fire resistance period (hours) required.

Note 2. Jointing compound (cement) fixing to be used at all joints and fixings, wire nailed to insure proper bonding.

Note 3. Fulcrum point to be such that when purlin collapses in the event of a fire it will clear the side fire resistant panel



Projection Fire Break/Heat Deflection Panel

INTRODUCTION

The principles of the Firbar method are firestops/walls in conjunction with structural control systems, that is structural fire engineering, building in the hot form. Control structures and you control fire spread.

BENEFITS

- The benefits of this method are obvious when compared with existing methods i.e. projecting blockwork/cappings/flashing and rendering of same, etc.

COST EFFECTIVE

- The saving in the use of Firbar Projection heat deflective panel when compared with present methods are substantial.

AESTHETICS

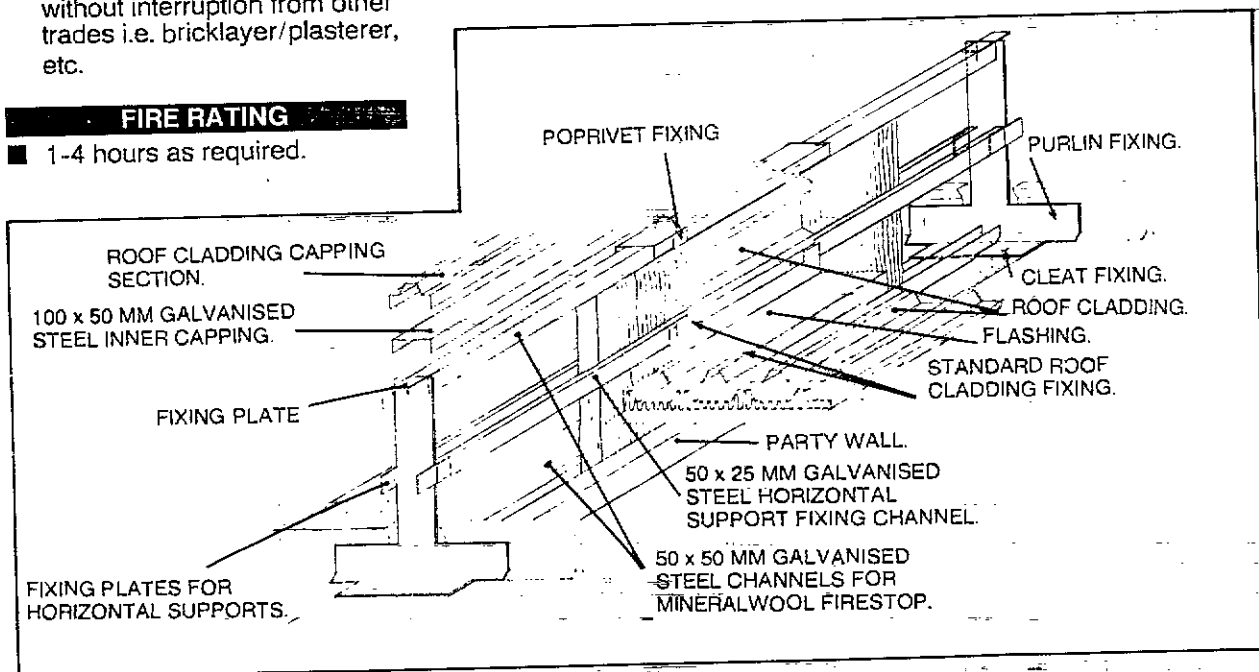
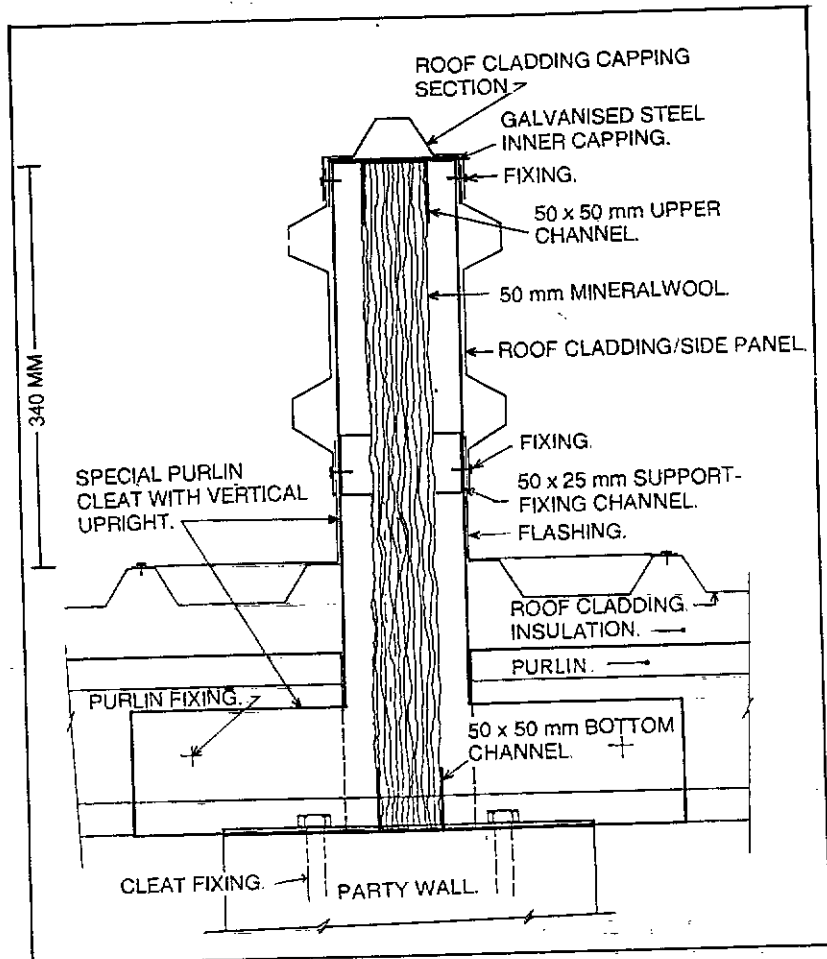
- This method becomes part of the roof design/profile and requires no maintenance.

INSTALLATION

- This expert system allows the roofing contractor continue without interruption from other trades i.e. bricklayer/plasterer, etc.

FIRE RATING

- 1-4 hours as required.





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/ 3072 /91 Date of Decision : 12th July 1991

Register Reference : 91A/0839 Date Received : 17th May 1991

Applicant : Albion Property Co. Ltd

Development : 8 No. Light Industrial/Manufacturing Units with
 ancillary office accommodation on two floors comprising
 a total of 1,597 square metres of floor area

Location : Ballymount Cross, Ballymount Road

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:- *12*...ATTACHED.

Signed on behalf of the Dublin County Council.....
[Signature]
for Principal Officer

Date: *15/7/91*.....

Ross Eccles, Architect,
Quarry House,
Quarry Road,
Rathmichael,
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/0839
Decision Order No. P/ 3072 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
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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 Act, 1878-1964.
- 03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.
- 06 That no industrial effluent be permitted without prior approval from Dublin County Council under the Water Pollution Act, 1977.
REASON: In the interest of health.
- 07 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON: In the interest of the proper planning and development of the area.
- 08 That the area between the building and roads must not be used for truck parking or other storage or display purpose, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON: In the interest of the proper planning and development of the area.
- 09 That details of landscaping and boundary treatment be submitted to and agreed in writing by Planning Authority and work thereon completed prior to occupation of units.
REASON: In the interest of amenity.
- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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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.



Bloc 2, Ionad Bheatha na hEireann,
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Fax. (01)724896

Reg.Ref. 91A/0839

Decision Order No. P/ 3072 /91

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

11 Access details to be to the requirements of the Roads Department, Dublin County Council.

REASON: To comply with the requirements of the Roads Department.

12 That a financial contribution in the sum of £9500 be paid by the applicant to Dublin County Council towards the improvement of the road network in the area of the proposed development, and which will facilitate this development. This contribution to be paid prior to the commencement of development on 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.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

NOTES

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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/0839

Date : 24th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : 8 No. Light Industrial/Manufacturing Units with
ancillary office accommodation on two floors
comprising a total of 1,597 square metres of floor
area

LOCATION : Ballymount Cross, Ballymount Road

APPLICANT : Albion Property Co. Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 17th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Ross Eccles, Architect,
Quarry House,
Quarry Road,
Rathmichael,
Co. Dublin.

Dublin County Council
Conhairle Chontae Atha Cliath



Planning Application Form/
~~Bye Law Application Form~~

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

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

2. Postal address of site or building Site at the junction of Ballymount Road and Furnpike Road, 24/5
(If none, give description sufficient to identify) Ballymount Cross. FEE PAID 2,794.71 DATE 24/5

3. Name of applicant (Principal not Agent) Albion Property Co. Ltd. RECEIPT No. N 37726
Address 2, Herbert Street, Dublin 2 Tel. No. 2824365

4. Name and address of Ross Eccles - Architect, Quarry House, Quarry Road, Rathmichael
person or firm responsible for preparation of drawings Co. Dublin Tel. No. 2824365

5. Name and address to which Ross Eccles - Architect, Quarry House, Quarry Road, Rathmichael,
notifications should be sent Co. Dublin.

6. Brief description of proposed development 8 No. Light Industrial/Manufacturing Units with Ancillary accommodation.

7. Method of drainage In L.A. sewerage system. 8. Source of Water Supply From L.A. supply.

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. None.

(b) Proposed use of each floor Not applicable.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No. REC. No. 17/5

Druid
Lans
26/5/91

11. (a) Area of Site 3,856.0 Sq. m.
(b) Floor area of proposed development 1,596.98 Sq. m.
(c) Floor area of buildings proposed to be retained within site None. Sq. m.

12. State applicant's legal interest or estate in site 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 into account in your proposal:
Designed to be in accordance with the Proposed Draft Building Regulations.

15. List of documents enclosed with application. See attached letter.

16. Gross floor space of proposed development (See back) 1,596.98 Sq. m.

No of dwellings proposed (if any) None Class(es) of Development Class No. 1
Fee Payable £ 2,794.71 Basis of Calculation £1.75 per sq. metre
If a reduced fee is tendered details of previous relevant payment should be given

RECEIVED
17 MAY 1990
REC. SEC.
15th May 1991

Signature of Applicant (or his Agent) [Signature] Date 17/5

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/0839
Amount Received £ 2,794.71 2 24. 4
Receipt No 17/5
Date

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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 (Wa in particular the licencing provisions of Sections 4 and 16.

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APP</u>			New Charges Effective 15/2/8
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION		
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	A	£55 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	B	£30 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	C	£3.50 per m ²
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	D	£1.00 per m ² in excess of 300 sq. metres
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station Development or		(min. £70)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Proposals not coming within any of the foregoing classes.		(max. £300)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			E	£200
8.	Petrol Filling Station.	£100.00			F	£9.00 per 0.1 ha. (£70 min.)
9.	Advertising Structures.	£10.00 per m ² (min £40.00)				Min. Fee £30.00
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)				Max. Fee £20,000
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 wall For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

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

1991

CASH CHECK M.O. RT. LT.

N 39726

E279471

Received this 24th day of May 1991 from Clontarf Developments Ltd

the sum of two thousand seven hundred and seventy one Pounds seventy one Pence, being application of grant for Ballymore road T-plate and Class

Michael O'Hara Cashier

S. CAREY Principal Officer

Chief Planning Officer,
Dublin County Council,
Irish Life centre,
Lr. Abbey St.
Dublin 1.

ROSS ECCLES — ARCHITECT
Dip Arch (BIRM), R.I.B.A.

Quarry House,
Quarry Road,
Shankill,
Co. Dublin.

Tel: 824365
Fax: 824363

17/5/91

Previous Reg. Ref. No. 90A?1823

Dear Sir,

Re: Proposed 8No. Light Industrial/Manufacturing Units with Ancillary
Office accommodation on two floors, at Ballymount Cross, Ballymount
Road, Dublin 22 for Albion Property Co. Ltd.

I hereby apply for Planning Permission in respect of the above and
attach the following documentation in support of this Application:

1. Completed Application Form.
2. Application Fee in the sum of £2,794.71.
3. Copy of newspaper advertisement notice dated 16/5/91.
4. 4No. copies of Site Location Map drawing number 145/14.
5. 4No. copies of Architectural drawing numbers 145/7, 11, 12, 13 and 15.
6. 4No. copies fo Outline Specification.

17 MAY 1991
9(A) 10839
REG. SEC.

I shall be pleased if you take the following matters into consideration:

- A) The Applicant, the Albion Property Co. Ltd. is an associated company of Clontarf Developments Ltd., the freehold owner of the Site.
- B) Permission for site development work at site of proposed industrial building including access from Ballymount Road Extension, was Granted by the County Council on 10/12/90, Decision Order P/5719/90. Reg. Ref Number 90A/1823.
- C) It is the Applicant's intention to apply for Bye-Laws Approval in the near future when detailed drawings are prepared.
- D) The roads layout and parking provision have been discussed with Mr Owen Madden of the Council's Roads Dept.
- E) A high pressure water main traverses the site and the location of the proposed building "A" in relation to this water main have been

- cont

E) cont

agreed with Mr John McLoughlin, Senior Executive Engineer and Mr Pat Harty, Area Engineer, subject to extending the foundations of a concrete supporting column to a level below that of the water main. This will be fully detailed in the Bye-Laws Application drawings.

F) Foul and Surface water drainage arrangements have been discussed with the Council's Sanitary Services Dept.

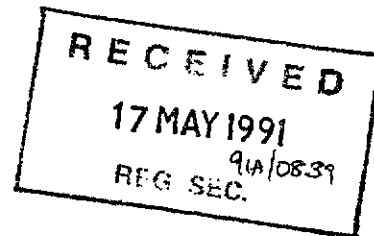
G) Architectural design and layout of the proposed development has been discussed with Ms Mary Darley of the Council's Planning Department.

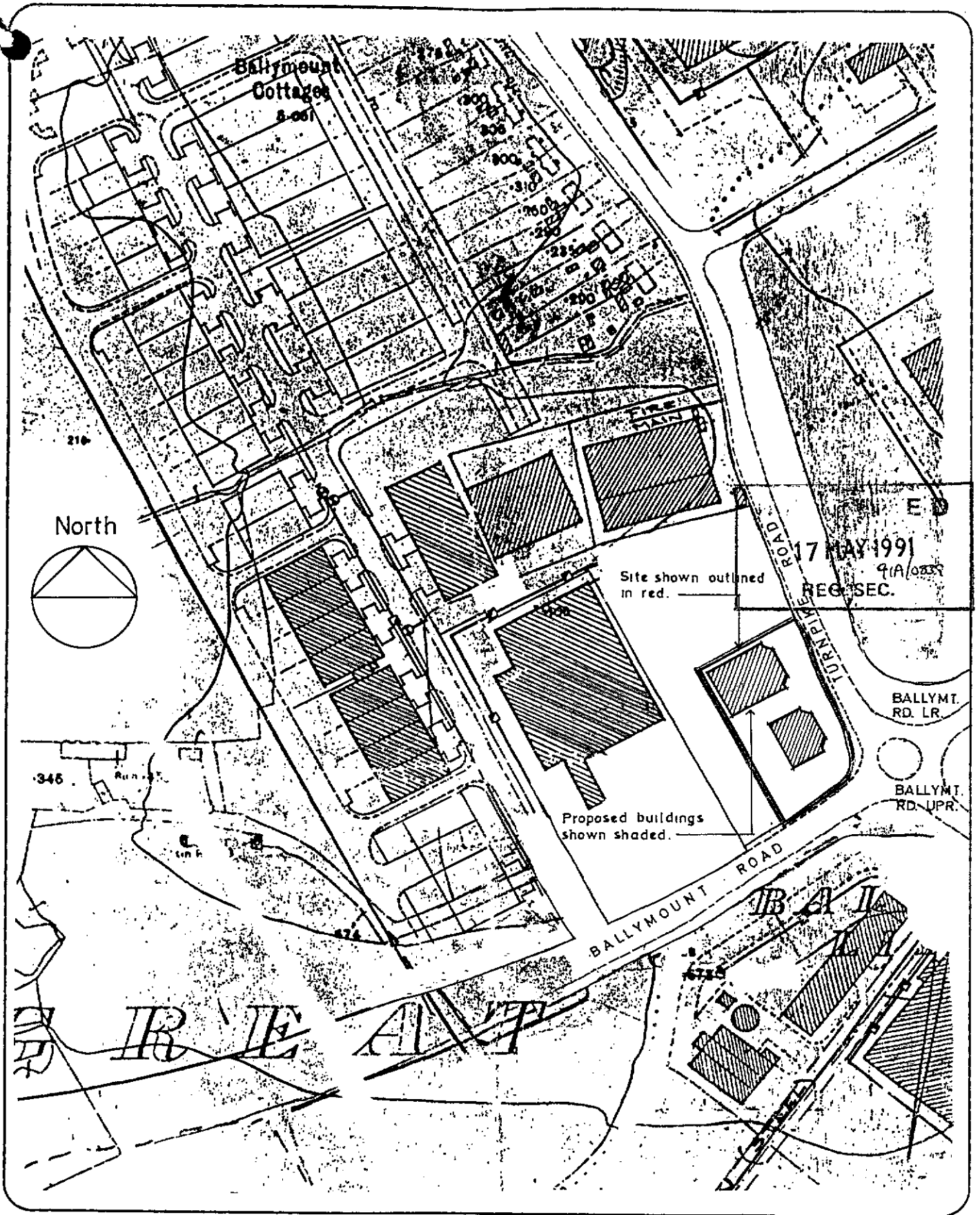
I look forward to your favourable consideration of this Application

Yours sincerely,



Ross Eccles - Architect R.I.B.A.





SITE LOCATION MAP

ROSS ECCLES - ARCHITECT
Dip Arch (BIRM), R.I.B.A.

Quarry House, Quarry Road, Shankill, Co - Dublin
Tel. 824365 Fax. 824363

PROPOSED INDUSTRIAL UNITS AT
BALLYMOUNT CROSS,
WALKINSTOWN, DUBLIN 22.

Scale 1: 2500	Date MAY 1991	Drawing No. 145 / 14.
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