

BYE LAW APPLICATION FEES

REF. NO.: 91A/1096 CERTIFICATE NO.: 16450<sup>S</sup>  
 PROPOSAL: Offices & Storage  
 LOCATION: Ballymount Rd.  
 APPLICANT: Snowfit Corrugated Ice.

	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 <i>See 25898</i>	Building for office or other comm. purpose <i>1097.6m<sup>2</sup></i>	@ £3.50 per M <sup>2</sup> or £70	<i>£3843</i>	<i>£38460</i>	<i>1.40</i>	<i>not sought</i>	
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: N. De Grade: III Date: 4/10/10

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

PLANNING APPLICATION FEES

25078

Reg. Ref. 91A/1096 Cert. No. ....

PROPOSAL office block & storage area

LOCATION Ballymount Road Wicklow town D12

APPLICANT Smurfit Corrugated Ireland

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres 1097.60 <sup>m</sup>	@£1.75 per m2 or £40	£1921.50	£1920.80	40p not say 4	
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade D.F.C. Date 4/7/91

Column 1 Endorsed: Signed: [Signature] Grade Date

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

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1096

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 11815<sup>FT<sup>2</sup></sup>

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y.  
4/7/91  
*[Signature]*

11815  

---

1000 @ 750  

---

= 8861.25  

---

£ 8862

DEVELOPMENT CONTROL ASSISTANT GRADE

*[Signature]*  
20/9/91

295324  
1986115

SS & EMO

(P)

Register Reference : 91A/1096

Date : 5th July 1991

Development : Construct a two-storey office block and a single-storey storage area

LOCATION : Ballymount Road, Walkinstown

Applicant : Smurfit Corrugated Ireland

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 1st July 1991

DUBLIN COUNTY COUNCIL  
- 1 OCT 1991  
ENVIRONMENTAL HEALTH OFFICERS

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

Yours faithfully,

*Paul Zolin*

Date received in sanitary services

DUBLIN CO. CO.  
9 JUL 1991  
SAN SERVICES

DUBLIN CO. COUNCIL  
for PRINCIPAL OFFICER  
SANITARY SERVICES  
30 SEP 1991  
Returned *[Signature]*

FOUL SEWER

*Available to existing system.*

*The applicant is to comply with the provisions of the Water Pollution Act, with respect to the licence to discharge to a public sewer.*

SURFACE WATER

*Available to existing system.*

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 16.10.91 *[Signature]*  
Time 10.15 16.9.91

*Mail O'Byrne*

Register Reference : 91A/1096

Date : 5th July 1991

Development : Construct a two-storey office block and a single-storey storage area

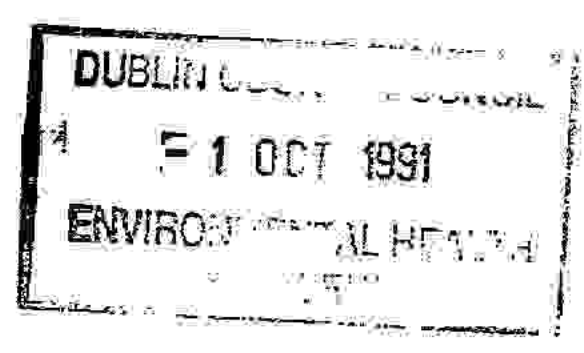
LOCATION : Ballymount Road, Walkinstown

Applicant : Smurfit Corrugated Ireland

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 1st July 1991



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

Yours faithfully,

*[Signature]*

FOR PRINCIPAL OFFICER

*No objections to this proposal recorded  
in compliance with the office premises Act 1958  
& regulations made thereunder*

*Health, Safety & Welfare at work Act 1989*



*John O'Keilly  
EMO 9/10/91*

*for John O'Keilly*  
SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

*9/10/91*

Neil O'Byrne

Register Reference : 91A/1096

Date : 5th July 1991

Development : Construct a two-storey office block and a single-storey storage area

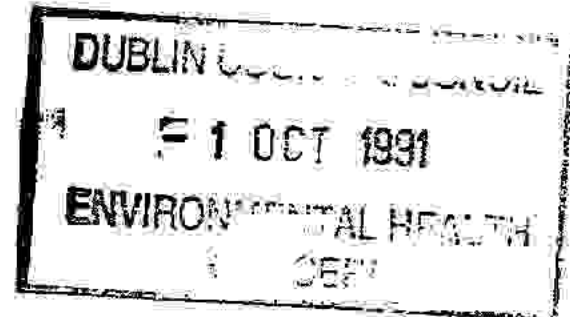
LOCATION : Ballymount Road, Walkinstown

Applicant : Smurfit Corrugated Ireland

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 1st July 1991



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

Yours faithfully,

*Paul John*

for PRINCIPAL OFFICER

No objections to this proposal provided  
1 Compliance with the office Premises Act 1958  
& regulations made thereunder  
2 Health, Safety & Welfare at work Act 1988  
Julie Kelly  
EHO 9/10/91.



for *John O'Keilly*  
for *John O'Keilly*  
SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

9/10/91

Register Reference : 91A/1096

Date : 5th July 1991

ENDORSED

DATE

DUBLIN COUNTY COUNCIL  
- 1. OCT. 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

WATER SUPPLY.

Available for procedure 24 hour storage to be provided  
N.B. - applicant is not to construct either extension  
over existing water main which appears to be the  
end as represented by the enclosed drawings, w/main  
to be diverted (if necessary) rerouted location to be  
agreed with Sanitary Services Dept.  
Refer to C.F.O.

16/7/91

ENDORSED

DATE

*[Handwritten signature]*

25/7/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 16.10.91  
Time ..... 10.15

N.O.B.

SS + EHO

(R)

(P)

Register Reference : 91A/1096

Date : 5th July 1991

Development : Construct a two-storey office block and a single-storey storage area

LOCATION : Ballymount Road, Walkinstown

Applicant : Smurfit Corrugated Ireland

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 1st July 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	2.10.91
Time	10.00

Yours faithfully,

*Paul Tobin*

Date received in Sanitary Services

DUBLIN CO. CO.
for PRINCIPAL OFFICER
9 JUL 1991
SAN SERVICES

DUBLIN CO. COUNTY
SANITARY SERVICES
30 SEP 1991
Returned <i>JJ</i>

FOUL SEWER

*Available to existing system.*

*The applicant is to comply with the provisions of the Water Pollution Act, with respect to the licence to discharge to a public sewer.*

SURFACE WATER

*Available to existing system.*

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

*Almhorris*  
16.9.91



Register Reference : 91A/1096

Date : 5th July 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 2.10.91  
Time 10.00

ENDORSED

DATE

WATER SUPPLY. Avail able for produce 24 hour storage to be provided  
N.B. applicant is not to construct either extension  
over existing water main which appears to be the  
case as represented by the enclosed drawings. A main  
to be diverted (if necessary) rerouted location to be  
agreed with Sanitary Services Dept.  
Refer to C.F.2.

*[Signature]*  
16/7/91

ENDORSED

*[Signature]*

DATE

25/7/91

P/ 4414/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/1096

Date Received : 5th September 1991

Correspondence : Smurfit Corrugated Ireland  
Name and : c/o D.J. Lunn,  
Address : 2 Paramount Arcade,  
Main Street,  
Arklow, Co. Wicklow.

Development : Construct a two-storey office block and a single-storey storage area

Location : Ballymount Road, Walkinstown

Applicant : Smurfit Corrugated Ireland

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(NOB/BB)

Report of the Dublin Planning Officer dated 16th September, 1991.

This is an application for PERMISSION for a two-storey office block and a single-storey storage area at the Smurfit Corrugated premises, Ballymount Road.

The site is located in an area subject to the zoning objective "to provide for industrial and related uses".

Reg. Ref. 85A/0363 refers to a decision to grant permission for a factory extension on the site of the proposed offices. This permission was not implemented and has expired.

Reg. Ref. 85A/1678 refers to a decision to grant permission for a new bale loading shed.

Reg. Ref. 88A/901 refers to a decision to grant permission for a replacement water storage tank.

The current application is for a 2-storey office block located behind the existing administration block on the site and a storage area to the rear of the site. The offices are indicated as linked at ground floor level to the existing factory. The proposed offices involve 336 sq.m. approx. of gross floor area. The floorspace includes conference room, computer room, library, surgery, staff offices and toilets. The design provides for a flat roof structure with external finish to match the existing factory premises. The site of the proposed offices is currently marked for 8 car parking spaces which at the time of inspection were occupied by cars. The offices would generate a car parking requirement of 14 spaces. The site layout plan indicates provision for the entire site of 61 spaces. This would be inadequate

CW6693

CONTRIBUTION:
Standard: 8802
Roads:
S. Serv:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1096

Page No: 0002

Location: Ballymount Road, Walkinstown

to meet current Development Plan requirements (462 spaces required for existing premises).

It is the policy of the Council to encourage the location of office employment in town centre areas. Neighbourhood and District offices are "open for consideration" under the use classes related to the industrial zoning objective. The application does not indicate the degree to which the proposed offices are related to or ancillary to the existing industrial enterprise apart from single physical link to the factory building.

The proposed storage area extension is located to the rear of the site and involves 760 sq.m. approx. of accommodation in a single-storey development. External finish proposed is metal cladding of a colour to match the existing premises with a carved metal clad roof. The site of this extension at present forms part of an extensive concrete yard used for storage and manoeuvring of large vehicles. The submitted plans also indicate provision to extend this yard area by 600 sq.m. approx.

Roads Department report not received *at date of A.I. Report.*

Supervising Environmental Health Officer report not received.

Sanitary Services Section report not received.

ADDITIONAL INFORMATION was requested from the applicant on the 20/08/1991 with regard to the following:-

1. The site is located in an area subject to the zoning objective "To provide for industrial and related uses". The applicant is requested to indicate the degree to which the proposed office block is ancillary to the existing premises. In this regard the applicant is advised that it is Council policy that office employment be located in town centre areas.
2. The site of the proposed office block is currently marked out for 8 car parking spaces. The proposed office block development would require the provision of an additional 14 car parking spaces in accordance with the County Development Plan Standards. In addition, the overall industrial premises would require the provision of 460 parking spaces in accordance with Development Plan Standards.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1096

Page No: 0003

Location: Ballymount Road, Walkinstown

It is noted that plans submitted with the application indicate provision for only 61 car parking spaces. The applicant is requested to submit details or evidence which would satisfy the Planning Authority concerning the adequacy of the proposed provision of on-site car parking.

In reply received on 5th September, 1991, the applicants have indicated:-

1. Some of the floorspace within the factory floor area is currently given over to office use which it is proposed to relocate in the proposed office block. No additional employment will be generated as a result. The offices will be occupied by personnell also engaged in production and <sup>MEVCE</sup> have the offices can be considered ancillary to the industrial use of the site.

2. The factory currently employs 180 people and given the pattern of shift work the maximum number of people on site would be 129 employees. A revised site layout plan has been submitted indicating provision of ~~115~~ <sup>115</sup> off-street car parking spaces compared with 61 as initially proposed. The applicants indicate that while they consider this adequate, further spaces could be provided if required. There are large open areas at present on the site which could be used for parking. Some of the site area which is not indicated or marked out for car parking was in use for car parking when the site was inspected.

The initial Roads Department report required an additional 30 spaces for car parking. 8 spaces are lost with the proposed office block. An additional ~~22~~ <sup>30</sup> spaces are indicated on the layout plan submitted as additional information. The possible shortfall of parking spaces can be dealt with by condition.

Roads Department report *on A.I. not 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 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 <sup>including documentation received</sup> as may be required by the other conditions attached hereto. <sup>save on 5/9/91</sup>

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1096

Page No: 0004

Location: Ballymount Road, Walkinstown

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

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

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

REASON: In the interest of health.

04 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, 1878-1964.

05 That a financial contribution in the sum of £ 8862 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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

REASON: In the interest of visual amenity.

07 That the car parking spaces indicated on the layout plan received on 5th September, 1991, shall be clearly marked out on site and such car parking areas shall not be used for storage or display of materials or production.

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

08 That before development commences the applicant shall submit for the written agreement of the Planning Authority a plan indicating provision for ~~an~~ additional ~~to~~ car parking spaces which shall be provided if required by the Planning Authority, *in order to comply with the standards laid down in the Development Plan for the existing & proposed development*

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

09: That the use as offices be ancillary to the industrial use, on site

Reason: In the interest of the proper planning and development of the area

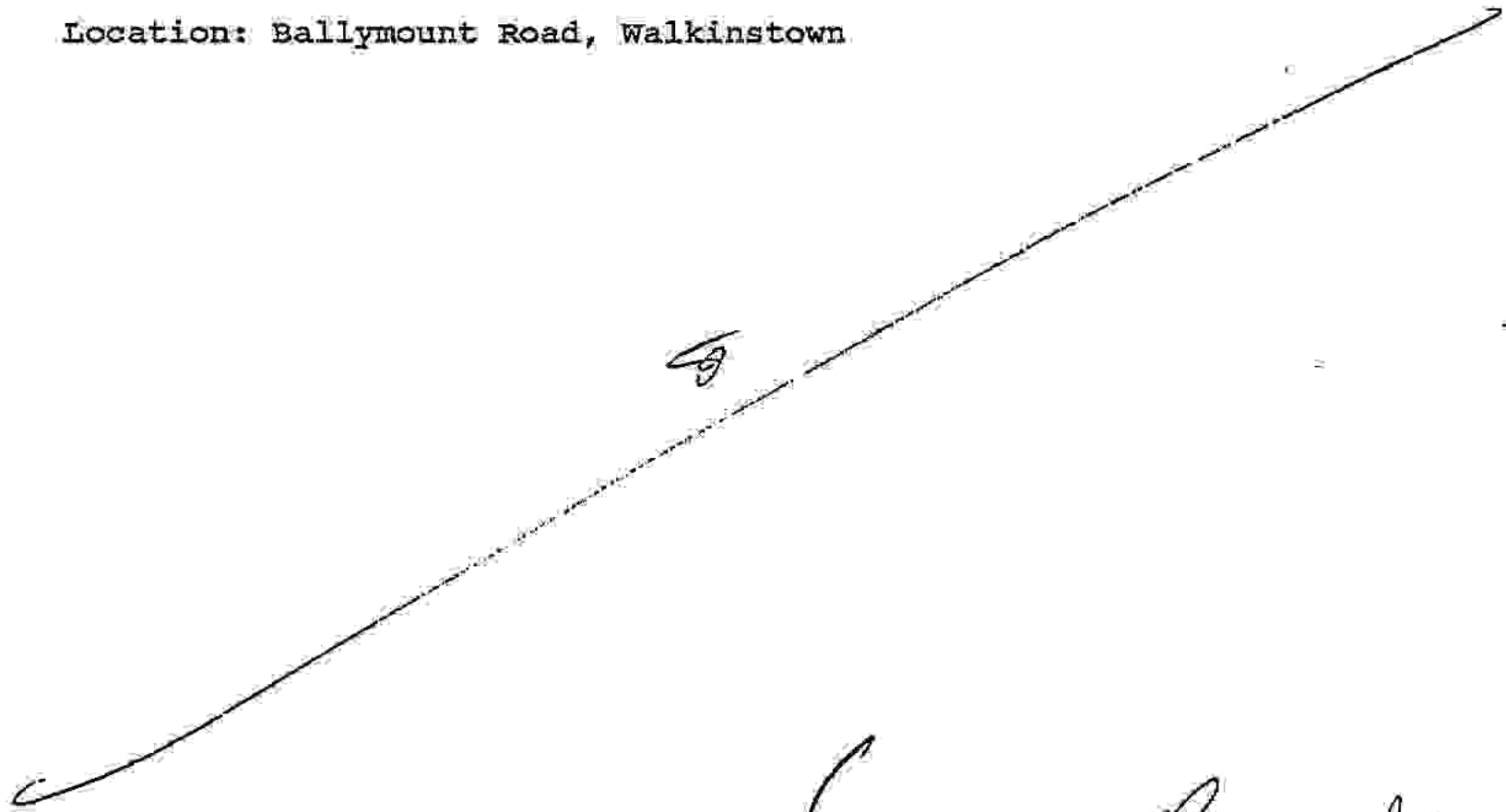
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1096

Page No: 0005

Location: Ballymount Road, Walkinstown



Endorsed: .....  
for Principal Officer

.....  
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the ~~98~~ conditions set out above is hereby made.

Dated : ..... 25 September 1991 ..... K.O. Sullivan  
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 4 September, 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1096.  
DEVELOPMENT: Construct a two storey Office block and a single storey storage area.  
LOCATION: Ballymount Road, Walkinstown.  
APPLICANT: Smurfit Corrugated Ireland.  
DATE LODGED: 1.7.91.

---

This application is for full permission for two storey office block and storage area at Ballymount Road.

The applicant, however, gives no details of additional parking spaces to cater for the proposed development.

Roads require additional information with regard to:-

- 1) Ten additional spaces to cater for the proposed two storey office block and twenty spaces for the storage area.
- 2) Intensions of the applicant with regards to the western access point which is at present fenced off.

MA/BMcC  
29.7.91.



SIGNED: Michael Arthur

ENDORSED: E. Madden

DATE: 30-7-91

DATE: 30<sup>th</sup> July '91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/1096

Date Received : 1st July 1991

Correspondence : Smurfit Corrugated Ireland

Name and Address : c/o D.J. Lunn,  
2 Paramount Arcade,  
Main Street,  
Arklow, Co. Wicklow.

Development : Construct a two-storey office block and a single-storey storage area

Location : Ballymount Road, Walkinstown

Applicant : Smurfit Corrugated Ireland

App. Type : Permission

Zoning :

<sup>NOB</sup>  
(NOB/AC)

Report of the Dublin Planning Officer dated 13 August, 1991.

This is an application for PERMISSION for a two-storey office block and a single-storey storage area at the Smurfit Corrugated premises, Ballymount Road.

The site is located in an area subject to the zoning objective "to provide for industrial and related uses".

Reg. Ref. 85A/0363 refers to a decision to grant permission for a factory extension on the site of the proposed offices. This permission was not implemented and has expired.

Reg. Ref. 85A/1678 refers to a decision to grant permission for a new bale loading shed.

Reg. Ref. 88A/901 refers to a decision to grant permission for a replacement water storage tank.

The current application is for a 2-storey office block located behind the existing administration block on the site and a storage area to the rear of the site. The offices are indicated as linked at ground floor level to the existing factory. The proposed offices involve 336 sq.m. approx. of gross floor area. The floorspace includes conference room, computer room, library, surgery, staff offices and toilets. The design provides for a flat roof structure with external finish to match the existing factory premises. The site of the proposed offices is currently marked for 8 car parking spaces which at the time of inspection were occupied by cars. The offices would generate a car parking requirement of 14 spaces. The site layout plan



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

indicates provision for the entire site of 61 spaces. This would be inadequate to meet current Development Plan requirements (462 spaces required for existing premises).

It is the policy of the Council to encourage the location of office employment in town centre areas. Neighbourhood and District offices are "open for consideration" under the use classes related to the industrial zoning objective. The application does not indicate the degree to which the proposed offices are related to or ancillary to the existing industrial enterprise apart from single physical link to the factory building.

The proposed storage area extension is located to the rear of the site and involves 760 sq.m. approx. of accommodation in a single-storey development. External finish proposed is metal cladding of a colour to match the existing premises with a carved metal clad roof. The site of this extension at present forms part of an extensive concrete yard used for storage and manoeuvring of large vehicles. The submitted plans also indicate provision to extend this yard area by 600 sq.m. approx.

Roads Department report *not received*

*RE* Supervising Environmental Health officer report *not received*

sanitary services section report *not received*

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The site is located in an area subject to the zoning objective "To provide for industrial and related uses". The applicant is requested to indicate the degree to which the proposed office block is ancillary to the existing premises. In this regard the applicant is advised that it is Council policy that office employment be located in town centre areas.
- 02 The site of the proposed office block is currently marked out for 8 car parking spaces. The proposed office block development would require the provision of an additional 14 car parking spaces in accordance with the County Development Plan Standards. In addition, the overall industrial premises would require the provision of 460 parking spaces in accordance with Development Plan Standards. It is noted that plans submitted with the application indicate provision for only 61 car parking spaces. The applicant is requested to submit details or evidence which would satisfy the Planning Authority concerning the adequacy of the proposed provision

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

of on-site car parking.

*[Handwritten signature]*  
.....  
for Dublin Planning Officer

*[Handwritten signature]*  
Endorsed: - .....  
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : *20 August 1991* .....  
APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 6 August, 1991.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755  
Extension: 231/234

7th October, 1991

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

LOCATION: Ballymount Road, Walkinstown  
PROPOSED DEVELOPMENT: Office Development  
APPLICANT: Smurfit Corrugated Ireland  
PLANNING REG. REF.: 91A/1304 and 91A/1096  
DATE OF RECEIPT  
OF SUBMISSION: 1st 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

D.J. Lunn,  
Consulting Engineer,  
2 Paramount Arcade,  
Main Street,  
Arklow,  
Co. Wicklow

**D. J. LUNN**

CONSULTING ENGINEER

2 Paramount Arcade,  
Main Street,  
Arklow,  
Co. Wicklow.

Telephone 0402 - 39377

Our Ref: DJL/JAL/C1838

Your Ref:

*For drawings see  
Reg File 91A/1304*

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

24th September 1991

Dear sir,

Smurfit Corrugated Walkinstown  
Planning Refs 91a/1304 & 91a/1096

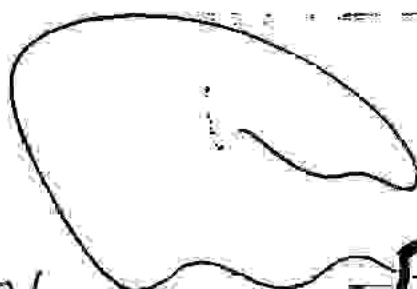
We enclose herewith two copies of drawings and calculations for the above applications. We also enclose a cheque for £8685.60 which we understand are the fees due.

Yours sincerely

*91A/1304 & 91A/1096*

*1. 20.6*

*BBL*



**91A/1096**  
BYE LAW APPLICATION.  
REC. No. **N 50252**  
**£3941.60**

**91A/1304**  
BYE LAW APPLICATION.  
REC. No. **N 50251**  
**£4844.00**

**RECEIVED**  
- 10 OCT 1991  
REG SEC.



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/ 4414 /91      Date of Decision : <sup>26th</sup> ~~27th~~ September 1991

Register Reference : 91A/1096      Date Received : 5th September 1991

Applicant : Smurfit Corrugated Ireland

Development : Construct a two-storey office block and a single-storey storage area

Location : Ballymount Road, Walkinstown

Floor Area :              Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 200891//050991

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:- ...<sup>9</sup>... ATTACHED.

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

Date: ... 27/9/91 ...

Smurfit Corrugated Ireland  
c/o D.J. Lunn,  
2 Paramount Arcade,  
Main Street,  
Arklow, Co. Wicklow.

## NOTES

1. An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála,  
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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a fee of £50 (fifty pounds).

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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.

Reg.Ref. 91A/1096  
Decision Order No. P/ 4414 /91  
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, including documentation received on 5th September, 1991<sup>SAVE</sup> as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of health.
- 04 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, 1878-1964.
- 05 That a financial contribution in the sum of £8862. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.  
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 06 That all external finishes harmonise in colour and texture with the existing premises.  
REASON: In the interest of visual amenity.
- 07 That the car parking spaces indicated on the layout plan received on 5th September, 1991, shall be clearly marked out on site and such car parking areas shall not be used for storage or display of materials or production.  
07 REASON: In the interest of the proper planning and development of the area.
- 08 That before development commences the applicant shall submit for the written agreement of the Planning Authority a plan indicating provision for additional car parking spaces which shall be provided if required by the Planning Authority, in order to comply with the standards laid down

## NOTES

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

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Baile Atha Cliath 1.  
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Telephone. (01)724755  
Fax. (01)724896

Reg. Ref. 91A/1096

Decision Order No. P/ 4414 /91

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in the Development Plan for the existing and proposed development.

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

09 That the use as offices be ancillary to the industrial use on site.

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

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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/1096

Date : 9th September 1991

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

Dear Sir/Madam,

DEVELOPMENT : Construct a two-storey office block and a  
single-storey storage area

LOCATION : Ballymount Road, Walkinstown

APPLICANT : Smurfit Corrugated Ireland

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information  
received on 5th September 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Smurfit Corrugated Ireland  
c/o D.J. Lunn,  
2 Paramount Arcade,  
Main Street,  
Arklow, Co. Wicklow.

**D. J. LUNN**

CONSULTING ENGINEER

2 Paramount Arcade,  
Main Street,  
Arklow,  
Co. Wicklow.

3rd September 1991

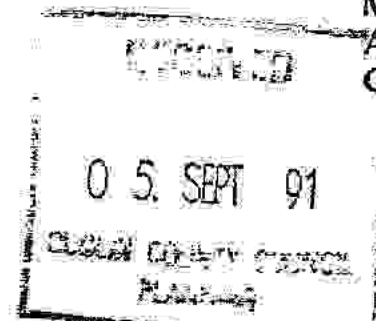
Telephone 0402 - 39377

Fax No 0402 31679

Our Ref DJL/JAL/C. 1838

Your Ref:

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



Dear Sir,

Smurfit Corrugated (Ireland)  
Ballymount Road, Walkinstown  
Planning Reference 91A/1096

Thank you for your recent letter. The proposed development is being undertaken to install new plant in the manufacturing area and to make the production more efficient. Some of the floor area within the factory is currently given to office space which will be moved to the proposed new office building. There will be no additional employees taken on as part of this development. The new office will be occupied by personnel who are engaged in production and it is therefore essential that they are located near the production area.

The factory currently employs 180 people, some of whom work on a shift basis. The maximum number of employees on the site at any one time is 129 with no allowance for sickness, holidays, etc. The car parking spaces which will be available after the development are shown on the enclosed plan. Whilst it is considered that there are sufficient spaces should you consider that additional car parking is required this can easily be provided within the site.

Yours sincerely,



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

Decision Order Number : P/ 3829 /91 Date of Decision : 20th August 1991

Register Reference : 91A/1096

Date Received : 1st July 1991

Applicant : Smurfit Corrugated Ireland

Development : Construct a two-storey office block and a single-storey storage area

Location : Ballymount Road, Walkinstown

Dear Sir/Madam,

With reference to your planning application, received here on 01.07.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The site is located in an area subject to the zoning objective "To provide for industrial and related uses". The applicant is requested to indicate the degree to which the proposed office block is ancillary to the existing premises. In this regard the applicant is advised that it is Council policy that office employment be located in town centre areas.
- 02 The site of the proposed office block is currently marked out for 8 car parking spaces. The proposed office block development would require the provision of an additional 14 car parking spaces in accordance with the County Development Plan Standards. In addition, the overall industrial premises would require the provision of 460 parking spaces in accordance with Development Plan Standards. It is noted that plans submitted with the application indicate provision for only 61 car parking spaces. The applicant is requested to submit details or evidence which would satisfy the Planning Authority concerning the adequacy of the proposed provision of on-site car parking.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Smurfit Corrugated Ireland  
c/o D.J. Lunn,  
2 Paramount Arcade,  
Main Street,  
Arklow, Co. Wicklow.



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

Reg.Ref. 91A/1096  
Decision Order No. P/ 3829 /91  
Page No: 0002

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Rose Fleming".

PRINCIPAL OFFICER

Date : 22/8/91

## NOTES

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Dublin 1.  
Telephone: 773066



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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/1096

Date : 2nd July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Construct a two-storey office block and a  
single-storey storage area

LOCATION : Ballymount Road, Walkinstown

APPLICANT : Smurfit Corrugated Ireland

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 1st July 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Smurfit Corrugated Ireland  
c/o D.J. Lunn,  
2 Paramount Arcade,  
Main Street,  
Arklow, Co. Wicklow.





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

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

2. Postal address of site or building BALLYMOUNT ROAD  
(If none, give description sufficient to identify) WALKINSTOWN DUBLIN 12.

3. Name of applicant (Principal not Agent) SMURFIT CORRUGATED IRON  
Address BALLYMOUNT ROAD WALKINSTOWN Tel. No. 50 5196

4. Name and address of person or firm responsible for preparation of drawings D. J. LUNN CONSULTING ENGINEER  
2 PARAMOUNT ARCADE MAIN ST. ARLOW Tel. No. 0402 39377

5. Name and address to which notifications should be sent SMURFIT CORRUGATED IRON c/o D. J. LUNN  
2 PARAMOUNT ARCADE MAIN STREET ARLOW Co Wick

6. Brief description of proposed development 2 STOREY OFFICE BLOCK & SINGLE STOREY STORAGE AREA

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

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

CO. DUBLIN We are applying for permission to construct a two storey office block and a single storey storage area at Ballymount Road, Walkinstown, Dublin 12. Signed Smurfit Corrugated Iron

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

11. (a) Area of Site 44,390 Sq. m.  
(b) Floor area of proposed development 1097.60 Sq. m.  
(c) Floor area of buildings proposed to be retained within site 16513 Sq. m.

01 JUL 91  
1920.80 1/2  
N 44026

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

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:  
Considered to comply

15. List of documents enclosed with application.  
4 copies drawings C 1838/3, 4, 5A, 6  
Newspaper advertisement

16. Gross floor space of proposed development (See back) 1097.60 Sq. m.  
No of dwellings proposed (if any) NONE Class(es) of Development @ f1.75/m<sup>2</sup>  
Fee Payable £ 1920.80 Basis of Calculation @ f1.75/m<sup>2</sup>  
If a reduced fee is tendered details of previous relevant payment should be given

RECEIVED  
01 JUL 1991  
REC. SEC.

Signature of Applicant (or his Agent) [Signature] Date 27 June 1991

Application Type P FOR OFFICE USE ONLY  
Register Reference 91A/1096

Amount Received £ 1,160

Receipt No 22-1  
Date

Desk  
26/6/91

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

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

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

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

# COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Issue of this receipt is set on

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

N 44026

€ 120.00

Received this

day of

July

19...

from

Barclay Building Co. Ltd

the sum of

one thousand nine hundred

twenty Pounds

eighty

Pence, being

no pence

planning application

at

Ballymore

Ed.

M. O'Leary

Deane

Cashier

S. CAREY

Principal Officer

Cass H