

Henry J. Lyons & Partners,
104, Lower Baggot Street,
Dublin 2.

AS/TFC

13/12/91

RE/ Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 No. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c. Reg. Ref. No. 91A/1358.

Dear Sir,

I wish to refer to the Council's decision to grant permission for the above proposal and in particular to condition 1 5 which is as follows:-

"Roundabout and access road including junction with the Belgard Road to be completed to the requirements of the Roads Department prior to occupation of the site."

I have to advise you that at its meeting on 20th May, 1991 the County Council approved of the carrying out of road construction works together with provision of ancillary services, i.e. watermain, foul sewers and surface water sewers on lands north of the Old Blessing Road, Tallaght. The Council also approved the necessary expenditure.

It has now been decided to accept a tender for these works subject to the completion of the necessary formalities. The contract period is twenty weeks.

The Belgard District Committee of the County Council will be advised at its meeting on 7th January, 1992 of the acceptance of this tender.

I would confirm that the road works referred to in condition 15 of 91A/1358 is included in the works to be carried out under this tender.

Accordingly, Dublin County Council will be responsible for compliance with condition 15 insofar as the roads works in question are concerned.

It is the Planning Authority's view that entry onto the site in accordance with access arrangements agreed with the Planning Authority for the purposes of construction would not constitute occupation of the site for the purposes of the condition.

Yours faithfully,

Principal Officer

Dublin County Council Comhairle Chontae Atha Cliath

Development Department



P.O. Box 174
Bosca 174,
2/3 Cearnog Parnell,
2/3 Parnell Square,
Baile Atha Cliath 1,
Dublin 1.
Telephone: (01)727777
Fax: (01)727247

Mr. A. Smith,
Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre.

Our Ref.

Your Ref.

Date 13 December 1991

RE Provision of town centre roads and ancillary services
north of the Old Blessington Road

I refer to our meeting in the Planning Department with the representatives of United Drugs Plc. regarding Planning Application No. 91A/1358 with particular reference to Condition No. 15 which provides as follows:

"Roundabout and access road including junction with the Belgard Road to be completed to the requirements of the Roads Department prior to occupation of the site."

I wish to advise you that at the County Council meeting held on 20th May, 1991 the Council accorded approval to the carrying out of road construction and the provision of ancillary services (watermain, foul sewers and surface water sewers) on the lands north of the Old Blessington Road, Tallaght and to the expenditure necessary.

It has now been decided to accept a tender for these works subject to the submission of valid Tax Clearance Certificate or C2 Certificate from the Revenue Commissioners and the submission of the appropriate performance bond and insurances, in accordance with the contract documents. The contract period is twenty weeks. The Belgard Committee will be advised at its meeting on 7th January, 1992 of the acceptance of the tender.


T. Doherty
PRINCIPAL OFFICER

TD/ML

Dublin County Council Comhairle Chontae Atha Cliath

Development Department



Bosca 174
P.O. Box 174
2/3 Cearnóg Parnell,
2/3 Parnell Square,
Baile Átha Cliath 1
Dublin 1
Telephone: (01) 727777
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F A X T R A N S M I S S I O N

DATE 13.12.91 TIME 12.03

FROM T. Daley, PO

TO A. Smith, PO

NUMBER OF PAGES TO FOLLOW 1

COMMENTS

copy of copy of R. Brennan

20th November, 1991

H.J. Lyons and Partners,
Architects, Planners,
Interior Designers,
104, Lr. Baggot St.,
Dublin 2.

Your ref: MMCS/EO'R
Our ref: DD/TFC

RE/ Planning Application 91A/1358.

Dear Sir,

I refer to your fax message of 23rd October, 1991 addressed to Ms. Boothman of this Department concerning the above application.

As requested I desire to confirm that the grass area to be reserved for future car parking consists solely of the area for car spaces Nos. 147 to 215 as indicated on drawing No. L/09 and does not interfere with the zone outlined for future expansion indicated on drawing No. L/01B.

The roundabout and access road to the junction with Belgard Road as referred to in condition 15 of your permission will be constructed jointly by Dublin County Council and Dublin Corporation. Tenders for the construction of this roadway were invited by Dublin County Council. The closing date for receipt of tenders was 1st November last and these tenders are currently being examined by the Council.

Any further enquiries you may have in this regard relating to the programme for construction etc. should be addressed either to our Roads Section or to the Principal Officer in the Development Department, 2/3 Parnell Square.

Yours faithfully,

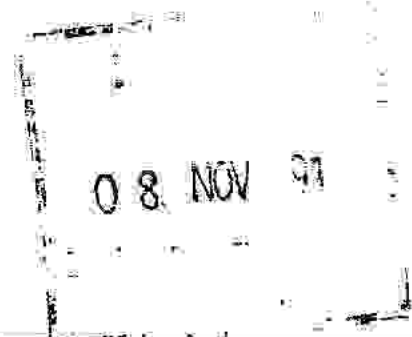

Principal Officer

Copy 1 to Planning Dept for files
2 RD
3 J.F.



P.O. Box 174
Bosca 174,
2/3 Ceamog Parnell,
2/3 Parnell Square,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727247

Mr. Dermot Drungoole.
Senior Administrative Officer,
Planning Department.



Our Ref.
Your Ref.
Date 7th November, 1991.

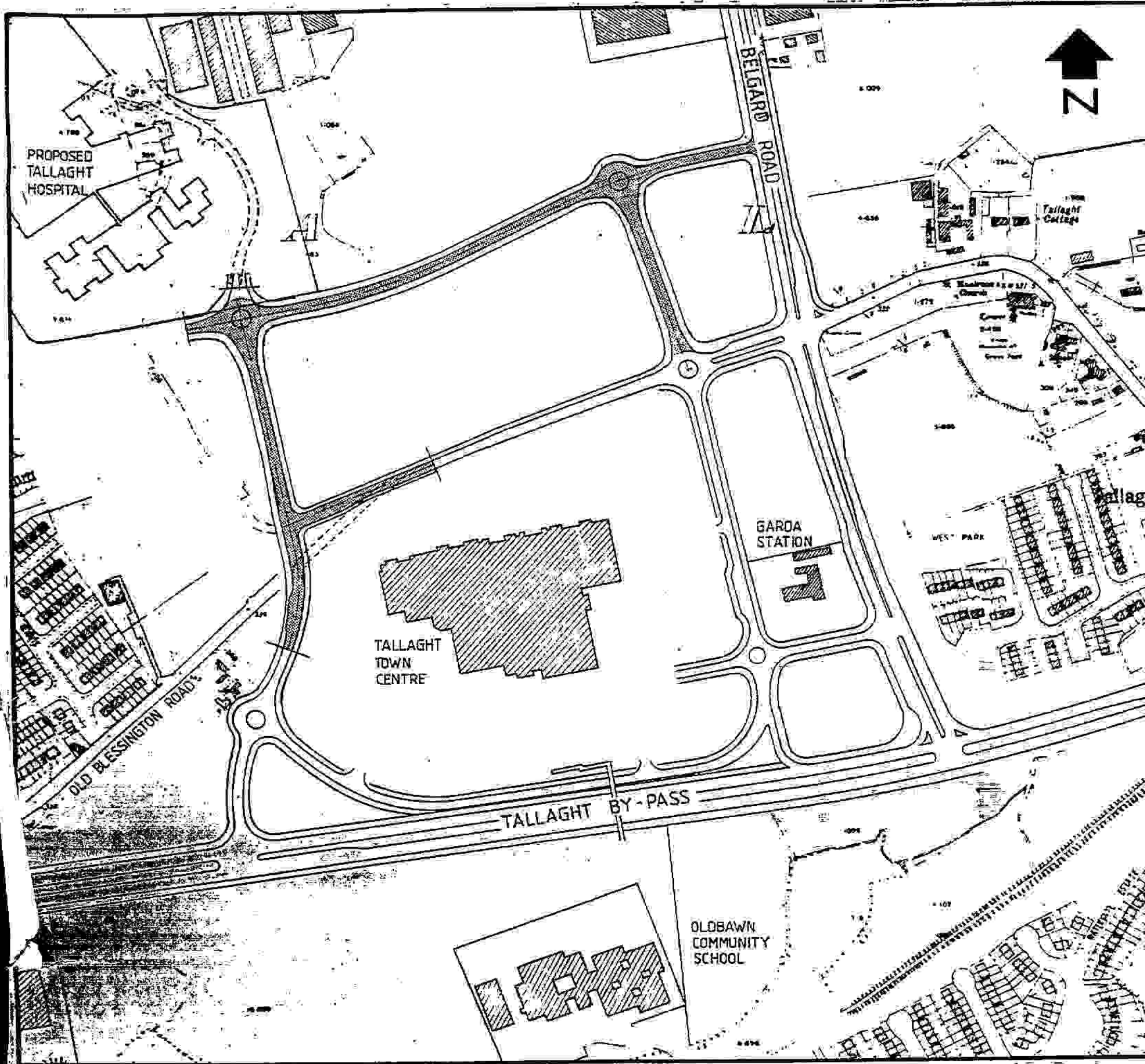
RE: Tallaght Hospital Access Roads.

Futher to our conversation today I attach copy of extract from Drawing No. RD 1003/01A, which shows shaded dark the extent and location of the Tallaght Hospital Access Roads, in respect of which tenders have been invited. The closing date for receipt of tenders was 1st November last, and the tenders are now with Mr. J.F. Vaughan, Deputy Chief Engineer, for consideration. If you require more precise detail in regard to this, please let me know.

T.P. SHEEHAN,
SENIOR ADMINISTRATIVE OFFICER,
DEVELOPMENT DEPARTMENT.

TS/KW.

noted
187



LOCATION MAP

SCALE 1:5000 (approx.)

D. Drungoale

Henry J. Lyons & Partners

Architects, Planners,
Interior Designers

104 Tr. Baggot Street,
Dublin 2
Telephone (01) 764674 (6 lines)
Telefax (01) 619210

Anthony K. Lyons BArch MRIAI
Martin Henihan BArch MRIAI
Maoliosa O Flainn BArch MRIAI RIBA

Peter Derbyshire Dip Arch BArch Sc MRIAI
Frank Ennis BArch MRIAI RIBA Dip P. Man
Paul O'Brien BArch MRIAI RIBA
Derek Byrne Dip Arch Tech MRIAI RIAI (Tech)

Ref: MMCS/EO'R

23rd October 1991

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

Handwritten:
It is the relevance of
road contribution
to the inquiry
11/11/91

By Fax 724896 and Post.

D. Drungoale

Contribution was omitted by the Manager, *As the Roads Dept* perhaps you would reply to this.

Re: Planning Application Reg. Ref. No. 91A-1358
Decision Order P/4763/91 - 14.10.91
United Drug, Tallaght.

Handwritten:
D. Collins SEP
23-10-91

Dear Ms. Boothman,

In further to our telephone conversation this morning would you please confirm the following in relation to conditions 12 and 15 of the above decision

Handwritten:
This is correct

That the grass area to be reserved for future car parking mentioned consists solely of the area for car spaces no.s 147 - 215 as shown on drawing no. L-09 and does not interfere with the zone outlined for future expansion indicated on drawing no. L-01B.

That the construction of access road and roundabout mentioned in condition 15 is not the responsibility of the applicant.

That condition 15 was included at the behest of the Roads Department who can be contacted directly regarding this issue.

I would appreciate a reply to the above at your earliest convenience as our client is anxious to proceed immediately with this development and requires these issues to be resolved in advance.

Yours sincerely,

Handwritten:
I understand that applicant's responsibility towards the construction of access road referred to in Cond. 15 was to pay a financial contribution of £69,500 as required by Roads Dept.

Handwritten:
Michael McShane
HENRY J. LYONS AND PARTNERS

London
15 Ludlow Road
London NW1 0SQ
Telephone (01) 734 372 5301

Belfast
University Street, Belfast BT1 1HE
Telephone (0232) 263001

Handwritten:
This requirement (Cond. 15) was deleted by the Manager - therefore it is appropriate for the Manager to respond to this query.
D. Collins 11/11/91

PLANNING APPLICATION FEES

Reg. Ref. *NA/1358*

Cert. No. *26384*

PROPOSAL *Warehouse / Showroom / office*

LOCATION *Belgard Road*

APPLICANT *United Drug P.L.C*

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 m ² in excess of 300m ² . Min. £40				
4	Metres <i>6108m²</i>	@£1.75 per m ² or £40	<i>£10,000</i>	<i>£10,000</i>		
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 m ² or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

for storage

Column 1 Certified: Signed: *[Signature]* Grade *D/H* Date *22/8/91*
 Column 1 Endorsed: Signed: *[Signature]* Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade *S.O* Date *21/8/91*
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: **91M/1358**

CAT. REF.:

WORKS INVOLVED: WATER TOLL SCHEM/SURFACE WATER

REF. TO SITE:

TOTAL AREA OF PRESENT PROPOSAL: **65,748 FT²**

MEASURE BY:

MEASURE BY:

STAGE OF ASSESSMENT:

STAGE OF ASSESSMENT:

ASSESSOR'S OFFICE NO: 91
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y. 20/8/91.

WATER CONTROL ASSISTANT GRATE

g. 5

22/8/91

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/1358

Date Received : 16th August 1991

Applicant : United Drug P.L.C.

Appl. Type : PERMISSION

Development : Warehouse/showroom & attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs

LOCATION : site on Belgard Road in the Tallaght Town Centre Designated Area

O.S. REFS.

21/8+12			
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AREA REFERENCE

TA	1002
----	------

HISTORY

/				

FEES CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A/1358

?

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	Cllr B. Carr considers that this site may be the site of the original open space for Springfield Estate. check D1793		

ms

REF. NO.: 91A/1358 CERTIFICATE NO.: 16329⁵
 PROPOSAL: Dunhovee dev.
 LOCATION: Belgard Rd, Tallaght
 APPLICANT: United Drug Plc.

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <i>6108m²</i>	@ £3.50 per M ² or £70	<i>£20,000/20,000</i>		<i>—</i>		
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					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: A. Deane Grade: II Date: 24/9/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1988 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

EQ. REF.: ~~9~~ 91A-1358

CAT. REF.:

SERVICES INVOLVED: WATER/POUL SEWER, SURFACE WATER

REA. OF SITE: 4.0 Acres

TYPE AREA OF PROPOSED PROPOSAL:

ASSESSED BY:

REVIEW BY: *M. Beatty*

DATE OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S OFFICE NO: P
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

STD: 4 acres x £6000
= £24000

ROADS: £69,500 per Roads Report
dated 14/10/91 + subsequent
telephone call from Roads.

WE 14/10/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	224,000
Roads:	269,500
S. Sers:	<i>51k</i>
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

Henry J. Lyons & Partners,
104, Lower Baggot Street,
Dublin 2.

Reg. Ref.	91A-1358
Appl. Rec'd:	16.08.1991
Floor Area:	6,108 sq. m.
Site Area:	4 acres.
Zoning:	D

Report of the Dublin Planning Officer, dated 11 October 1991.

This is an application for PERMISSION. The proposal consists of a warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs, on the Belgard Road, in the Tallaght Town Centre.

The area in which the site is located is zoned with the objective "to provide for major town centre activities."

BACKGROUND

The submission of this application follows a number of consultations with the Planning Authority. There appears to be no previous planning history to this site.

However, the Planning Authority has maintained a policy of high standards of streetscape for the Tallaght Town Centre, which involves good quality buildings, of acceptable height and set-back from roads.

With few exceptions, this policy has been implemented in the buildings recently constructed in the Tallaght Town Centre area.

SITE

The site is stated to have a gross area of 4 acres, including footpaths and grass verges, and a nett area of 3.55 acres. It is bounded on the north side by the Reckett and Coleman property, on the east side by the Belgard Road, on the south side by a proposed new road, and on the west by Plot J. of the Tallaght Town Centre. The subject site is known as Plot I. *There is a mature tree on the Belgard Rd. boundary, and an ESB Pylon close to Reckett + Coleman.*

DESIGN CONCEPT

The design intention is stated as "an intention to create a building of high quality on the prominent and important site. The importance of the site and its corner position is reflected in the design by masking the warehouses with the 3 storey office accommodation on its

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

(Continued)

two public faces, and locating the main entrance at the prominent corner. Applicants consider that the two 50 x 30 m. warehouses placed side by side, with the offices wrapped around two sides, makes for the most economical and efficient use of the site. Its position on the site would allow for future warehouse and office expansion."

ACCOMMODATION

The accommodation within the site is stated to be as follows:

Offices:	2,350 sq. m.
Warehouse:	3,610 sq. m.
Plant Room:	148 sq. m.
Total Floor Area:	<u>6,108</u> sq. m.
Marshalling Yard:	2,460 sq. m.
Car parking spaces:	60 no. to be provided.

The marshalling yard would be located at the western end and is concealed from public view by a 2.7 m. high forticrete block wall. On Drawing No. L-01, the marshalling yard area is shown as future warehouse expansion area. The car parking is arranged between the offices and the proposed boundary wall to Belgard Road, and the proposed new road. The single access point to the site is directly off the proposed roundabout.

STAFF

Applicants indicate that 98 people will be employed, 20 of these in the warehouse and the remainder in offices and ancillary accommodation.

LANDSCAPING

The area of ground between the on site road, car parking and the boundary walls to the proposed road and Belgard Road would be grassed and planted with trees, as would the area behind the marshalling yard. The ground between the offices and the on-site road are to be grassed and landscaped as outlined in Drawing No. 20/14/01.

Discussions have been held with Parks Department.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

(Continued)

ROADS/PARKING SPACE

Applicants have agreed the outline of the proposed new road to the south in discussions with the Roads Department and the site has been laid out in accordance with their latest drawings.

With regard to car parking spaces, applicants indicate that the Development Plan requirements for a development of this type would be:

108	Warehousing
94	Offices
13	Operational.

215 in total.

In fact they intend to provide only 60, stating that less than 50% of their staff have cars. In their opinion, Drawing 20/14/L09 illustrates that the additional 155 car parking spaces can be accommodated, but are unnecessary, and would detract from the landscaping treatment proposed. However, land should be reserved for future parking requirements.

A report on file from Roads Department indicates that *they have no objection, subject to conditions and a financial contribution of £69,500. R.C.*

VISUAL EFFECT ON ROADS/TOWN CENTRE

a. Elevations

In the architects' report on the building, the external walls are described as "cladded in a high quality smooth architectural metal wall panels ... on the two prominent elevations" (i.e. Belgard Road and the proposed new road). These panels would be alternated in a horizontal line with double glazed synthapulvin painted windows. No indication of colour or effect of this finish is indicated on plan, but the architects have informed me that the panels are grey, with blue glazing bars and blue tinted glazing.

With regard to the two less prominent elevations (i.e. to the north and west, the entire expanse is shown in corrugated metal wall cladding, scarcely broken except for louvred doors and metal roller shutter doors. Again, colour is not indicated.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

(Continued)

b. Boundary Walls

Boundary walls are described in the architects' report and those on the front elevation are shown in detail on Drawing No. L-06. The report states that "the boundary wall and fence to the proposed road and Belgard Road ... be constructed of 0.9 m. high forticrete split block with a mitred capping block and a 1.8 m. high mild steel railing mounted overhead." The boundary fences to the adjoining properties are 2.7 m. high metal palisade type.

The railings on the elevations to the roads would be painted, but it is not certain whether those to the adjoining properties would be.

The report does not indicate how the material/colour/finish of the boundary wall is likely to relate to the building. This must be clarified prior to construction.

c. Setback from Roads

There is a distance of 7.5 metres between the edge of the Belgard Road Carriageway and the boundary wall, which accommodates the footpath and the grass verge. From the edge of the carriageway to the closest point of the building line there is a distance of 25 metres. A row of car parking spaces just inside the boundary account for this considerable set back, which is 2.9 metres more than is shown at the adjoining Reckett & Coleman site. The distance between carriageway and building line in the vicinity of the roundabout is ^{some} what greater.

SANITARY SERVICES

A report on file from the Sanitary Services Department indicates that all services are available, subject to certain conditions.

DUBLIN CORPORATION

The application indicates that the applicants interest in the site is an agreement to purchase from Dublin Corporation. A letter on file from Dublin Corporation confirms the Corporation's willingness for the application to be made.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

(Continued)

All of these issues have been agreed during consultations with the Planning Authority.

In view of this,

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:-

3 (16)

CB

(GB/DK)

(Conditions attached)

pk
Endorsed:- *[Signature]*
for Principal Officer

Richard Crevins SA
For Dublin Planning Officer
12.10.91

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 *16* conditions set out above is hereby made.

Dated: *14* October, 1991.

[Signature]
Assistant City and County Manager.
14 October 1991

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated *14* October 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

CONDITIONS

REASONS FOR CONDITIONS

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

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

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

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

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

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

~~7. That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.~~

7-8. That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

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

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

3. In the interest of safety and the avoidance of fire hazard.

4. In the interest of health.

5. In order to comply with the Sanitary Services Acts 1878-1964.

6. In the interest of health.

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

7-8. In the interest of the proper planning and development of the area.

P.C.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

CONDITIONS

REASONS FOR CONDITIONS

89. That details of landscaping and boundary treatment be submitted to and agreed by Planning Authority and work thereon completed prior to occupation of units.

89. In the interest of amenity.

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

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

1011. That a financial contribution in the sum of £24,000-00 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.

1011. 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.

1112. Details of colour, materials, finish of both building and boundary treatment to be ^{submitted and} agreed with the Planning Authority prior to the commencement of development.

1112. In the interest of the proper planning and development of the area.

1213. The grass area to the rear of the building, i.e. to the west of the site, to be reserved for future car parking if/when required by the Planning Authority.

1213. In the interest of the proper planning and development of the area.

1314. Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities, services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

1314. In the interest of safety and amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug p.l.c.

CONDITIONS

REASONS FOR CONDITIONS

15. Access details with respect to the roundabout to be ^{submitted and work the planning authority} agreed prior to construction.

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

16. A financial contribution in the sum of money equivalent to the value of £69,500 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

16. 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.

17. Roundabout and access road including junction with the Belgard Road to be completed to the requirements of the Roads Department prior to occupation of the site.

17. In the interest of the proper planning & development of the area

18. The Mature Tree on the Belgard Road boundary to be protected during development.

18. In the interest of amenity.

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.

Roads Dept. inform me that

N.B. The applicant built and paid for c. 90 m of the E-W. Road and the Roundabout in lieu of his contribution - presumably under Cerd. 15 of the Manager's Order.

P. Curran SEP
28/9/93

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ... 26.11.91
BOOK FOLIO 11.25

5

PLANNING DEPARTMENT

LOCATION: Site on Migeard Road in Tallaght
Town Centre

REG. REF. 92/1358

APPLICANT United Drug P.L.C.

PROPOSAL: Warehouse/Showroom & attached 3-storey
office accommodation

(1) Date Lodged
13.3.91

(2) Date referred

Chief Medical Officer, Eastern Health Board

(3) Rec'd San. Services

The above proposal is acceptable to this office subject to:

(4) Dispatched by San. Ser. to C.M.O.:

1) Compliance with the Building Bye-Laws
2) Compliance with the Office Premises Act 1958 and Regulations made thereunder.

3) Compliance with the Safety, Health and Welfare at Work Act 1989.

(5) Rec'd Planning:

4) A system of mechanical exhaust ventilation ~~to~~ be ~~provided~~ capable of providing a minimum of 3 air changes per hour to be installed in the proposed sanitary accommodation.

(6) Date to Planner:

5) A system of intake ventilation capable of providing a minimum of 2 air changes per hour to be provided to the lobbies of the proposed sanitary accommodation.

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

6) Localized extraction to be provided over all cooking and steam emitting equipment in the kitchen.

7) Permanent ventilation shall be provided to all offices, but in the case of mechanical ventilation systems being employed - 8 litres/person per second shall be provided in accordance with B.S 5720 and C.I.B.S.E. requirements.

(8) DPO Report submitted to S.A.O.:

8) where Visual Display units are utilized compliance with the requirements of the E.C. Directive on V.D.U.s i.e. lighting, siting, seating, breaks for staff etc.

(9) Decision due:

9) Drinking water facilities supplied directly from the rising main to be made available to the staff at suitable locations.

ENDORSED: 10) Drainage connections to be such as not to give rise to a Public Health Nuisance
DATE: 14/11/91 Peter Whelan 13/11/91

Gerolaine Boothman.

SS + CMO

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged
13.9.91

LOCATION: Site on Belgard Road in Tallaght
Town Centre

REG. REF. 91A/1358

APPLICANT: United Drug P.L.O.

PROPOSAL: Warehouse/Showroom & attached 3-storey
office accommodation

(2) Date referred:

FOUL SEWER

Reports required from Sanitary Services + CMO

Available - subject to the following :-

- ① Internal drains to comply with the requirements of the Building Bye Laws Dept.
- ② Work may not commence on site until the foul sewer infrastructure to which it is proposed to connect has been installed & fully commissioned

DUBLIN COUNCIL

(3) Rec'd San. Ser.
11 OCT 1991

DISPATCHED BY
SANITARY SERVICES

29 OCT 1991

Returned

SURFACE WATER

Available - subject to the following :-

- ① See previous report dated 12/9/91 (copy attached)
- ② See NOTE ② under "Foul Sewer" above.

(5) Date to Planning

(6) Date to Planner

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

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 30.10.91

Time 1.00

J. Rice
23/10/1991

(9) Decision due:

10.30
10/10/91

ENDORSED 10/10/91

DATE

CMO
30/9

(P)

SS

Register Reference : 91A/1358

Date : 28th August 1991

Development : Warehouse/showroom & attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs

LOCATION : site on Belgard Road in the Tallaght Town centre Designated Area

Applicant : United Drug P.L.C.

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 16th August 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.10.91
Time 1.00

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

Yours faithfully,

Paul Tobin

DUBLIN CO. COUNCIL
- 2 SEP 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
18 SEP 1991
Returned *EG*

Date received in Sanitary Services

FOUL SEWER

Available

Internal drain diameter and gradient are to comply with the requirements of the B.B.L. department

SURFACE WATER

Available, subject to the following

- ① All surface water run off being collected and conveyed under the provision of the Water Pollution Act (Oil storage tanks, etc. Baulin)
- ② Spillage areas in particular within the loading Bay must not discharge to the sewerage system

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

② The applicants must provide an acceptable scheme for the drainage of the car parking areas, and areas surrounding the building including gutters and further drainage runs

③ Internal drain diameter and gradient are to comply with the requirements of B.B.L. Dept. John Moran Esq. 9.9.91

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged
13.9.91

LOCATION: Site on Belgard Road in Tallaght
Town Centre

REG. REF. **914/1358**

APPLICANT: United Drug P.L.C.

PROPOSAL: Warehouse/Showroom & attached 3-storey
office accommodation

WATER SUPPLY

Available for zoned use. 24 hour storage to be provided. Applicant to discuss point of connection to be from new 150φ main to be laid in conjunction with ~~access~~ link road to The Hospital site. L.J. Spar 18 Oct 91

W.D. Allen
18/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 30.10.91

Time 1.00

ENDORSED: *[Signature]* DATE 26/10/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1358.
DEVELOPMENT: Warehouse/showroom & attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs.
LOCATION: Site on Belgard Road in the Tallaght Town Centre Designated Area.
APPLICANT: United Drug P.L.C.
DATE LODGED: 16.8.91.

This application is for full permission for warehouse/showroom at Tallaght Town Centre.

The proposal comprises of 1296m² office space and 3600m² warehousing floor area. In accordance with 1983 Development Plan Parking Standards the proposal would require a total of 160 car spaces (52 for the office development and 108 for the warehousing). The applicant proposes 215 car parking spaces.

Roads have no objection to the development subject to:-

- 1) Access details with respect to the roundabout to be agreed prior to construction.
- 2) A financial contribution, in the sum of money equivalent to the value of £69,500 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

Roundabout and access road including junction with the Belgard Road to be completed to the requirements of the Roads Department prior to occupation of the site.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	14.10.91
Time	3.00

MA/BMcC
14.10.91.

SIGNED: _____ ENDORSED: E. W.adden
DATE: _____ DATE: 14th Oct '91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1358.

DEVELOPMENT: Warehouse/showroom & attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs.

LOCATION: Site on Belgard Road in the Tallaght Town Centre Designated Area.

APPLICANT: United Drug P.L.C.

DATE LODGED: 16.8.91.

This application is for full permission for warehouse/showroom at Tallaght Town Centre.

The proposal comprises of 1296m² office space and 3600m² warehousing floor area. In accordance with 1983 Development Plan Parking Standards the proposal would require a total of 160 car spaces (52 for the office development and 108 for the warehousing). The applicant proposes 215 car parking spaces.

Roads have no objection to the development subject to:-

- 1) Access details with respect to the roundabout to be agreed prior to construction.
- 2) A financial contribution, in the sum of money equivalent to the value of £ _____ as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

Roundabout and access road including junction with the Belgard Road to be completed to the requirements of the Roads Department prior to occupation of the site.

MA/BMCC
14.10.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date

Time

SIGNED: _____

ENDORSED: E. W.adden

DATE: _____

DATE: 14th Oct '91

Geraldine Boothman

(P)

SS

Register Reference : 91A/1358

Date : 28th August 1991

Development : Warehouse/showroom & attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs

LOCATION : site on Belgard Road in the Tallaght Town Centre Designated Area

Applicant : United Drug P.L.C.

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 16th August 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.09.91
Time 3.00

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

Yours faithfully,

Paul Lohan

DUBLIN C. COUNCIL
- 23 - 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
18 SEP 1991
Returned *GL*

Date received in Sanitary Services

FOUL SEWER

Available.

Internal drain diameters and gradients are to comply with the requirements of the B.B.C. department

SURFACE WATER

Available, subject to the following

- ① All surface water 'run off' being sent complying with the provisions of the Water Pollution Act. (All storage tanks have to be sealed)
- ② Spillage areas in particular within the loading bays must not discharge to the sewerage system

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

② The applicants must provide an acceptable scheme for the drainage of the car parking areas, and areas surrounding the building including gutters and further drainage runs

③ Internal drain diameters and gradients are to comply with the requirements of B.B.C. Dept. letter memo 12.9.91

12/19/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 24.09.91
 Time 2.40

Register Reference : 91A/1358

Date : 28th August 1991

.....
 ENDORSED _____

DATE _____

WATER SUPPLY.....

Available for zone one 24 hour storage to be provided. Day main to be 150mm. Applicant to consult with S.S. re pt of connection to to to W/main system. Note: there is insufficient capacity in the exst. water main on the Belgard rd (where applicant indicates pt of connection).

Refer to C.F.O.

ENDORSED _____

DATE 12/9/91

J. Kent
 10/9/91
 J. Howell
 10/9/91

(P)

SS

Register Reference : 91A/1358

Date : 28th August 1991

Development : Warehouse/showroom & attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs

LOCATION : site on Belgard Road in the Tallaght Town Centre Designated Area

Applicant : United Drug P.L.C.

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 16th August 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20.09.91
Time 10.30

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

Yours faithfully,

Paul Tobin

DUBLIN CO. COUNCIL
- 2 SEP 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
18 SEP 1991
Returned *GG*

Date received in Sanitary Services

FOUL SEWER

Available.

Internal drain diameters and gradients are to comply with the requirements of the B.B.L. department

SURFACE WATER

Available, subject to the following

- ① All surface water run off ~~into~~ *complying with* the provisions of the Water Pollution Act. (Oil storage tanks being *etc) Bundish*
- ② Spillage areas in particular within the loading bays must not discharge to the *sewerage* systems

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

③ *The applicants must provide an acceptable scheme for the drainage of the car parking areas, and areas surrounding the building including gullies and further drainage runs*
④ *Internal drain diameters and gradients are to comply with the requirements of B.B.L. dept*
John Moran 22.9.91
J.R. 15/9/91

Register Reference : 91A/1358

Date : 28th August 1991

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 20.09.91
 Time 10.30

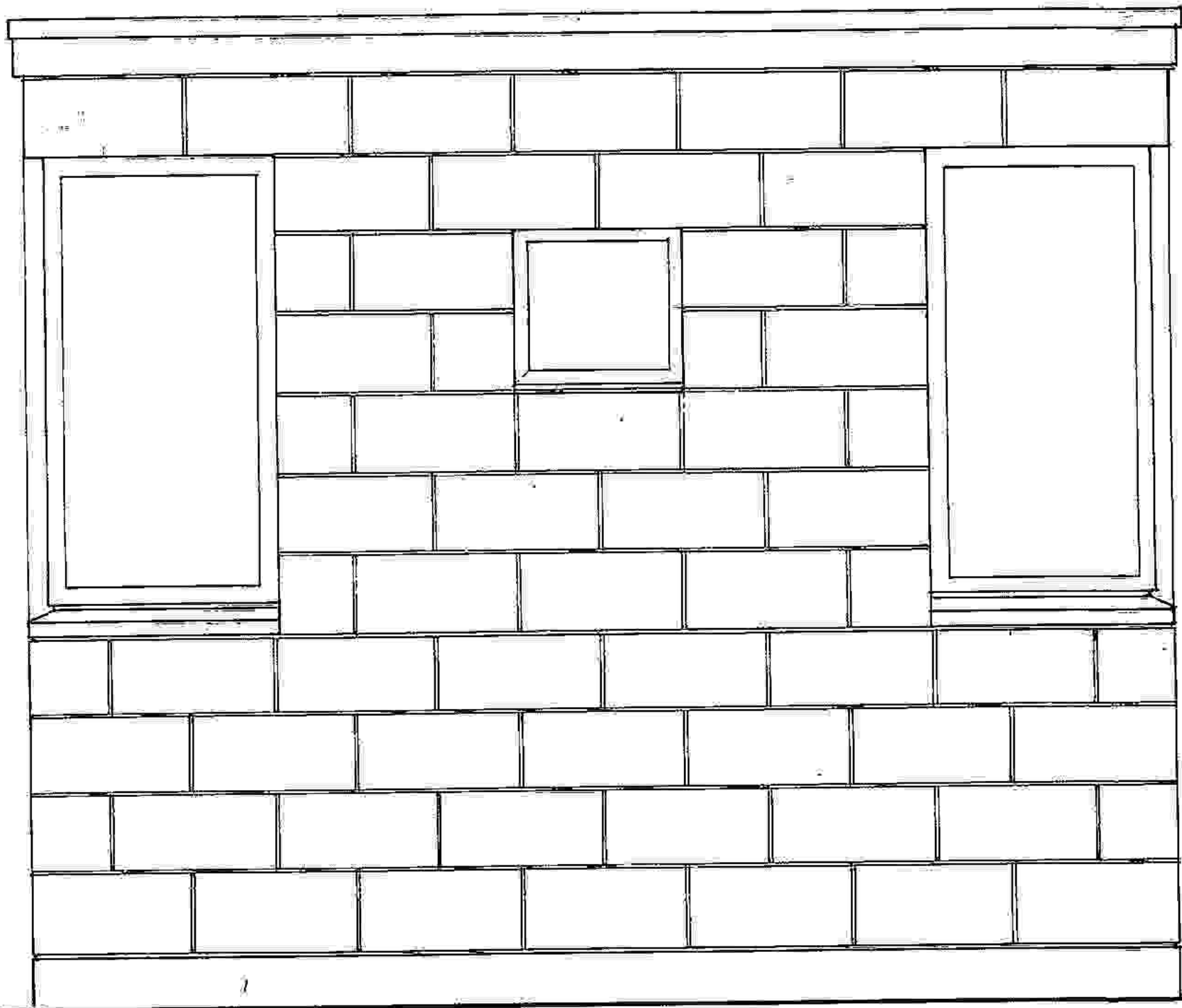
ENDORSED _____ DATE _____

WATER SUPPLY... Available for zone due 24 hour storage to be provided. Ring main to be 150mm dia. Applicant to consult with S.S. re pt of connection to to to W/region system. Note: there is insufficient capacity in the exst's watermain on the belgard rd (where applicant indicates pt of connection).

Refer to E.F.O.

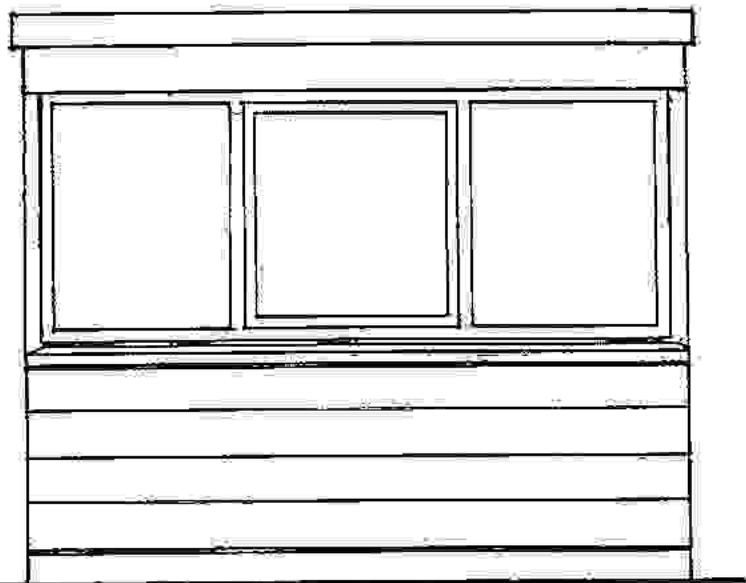
ENDORSED [Signature] DATE 16/9/91

[Signature]
 10/9/91
[Signature]
 10/9/91



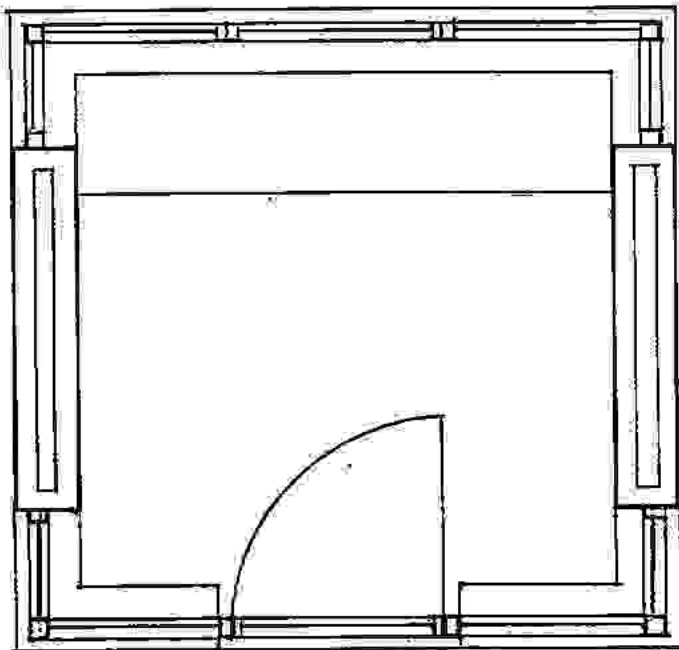
ELEVATION A

1:20



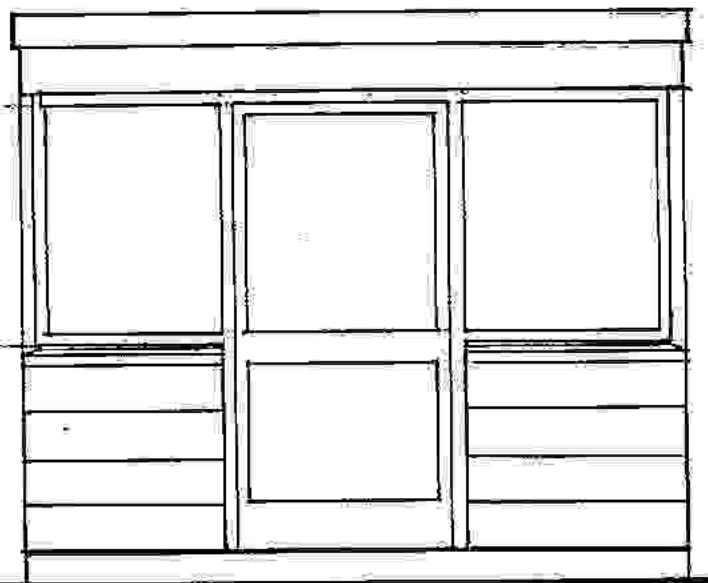
ELEVATION B

B



PLAN

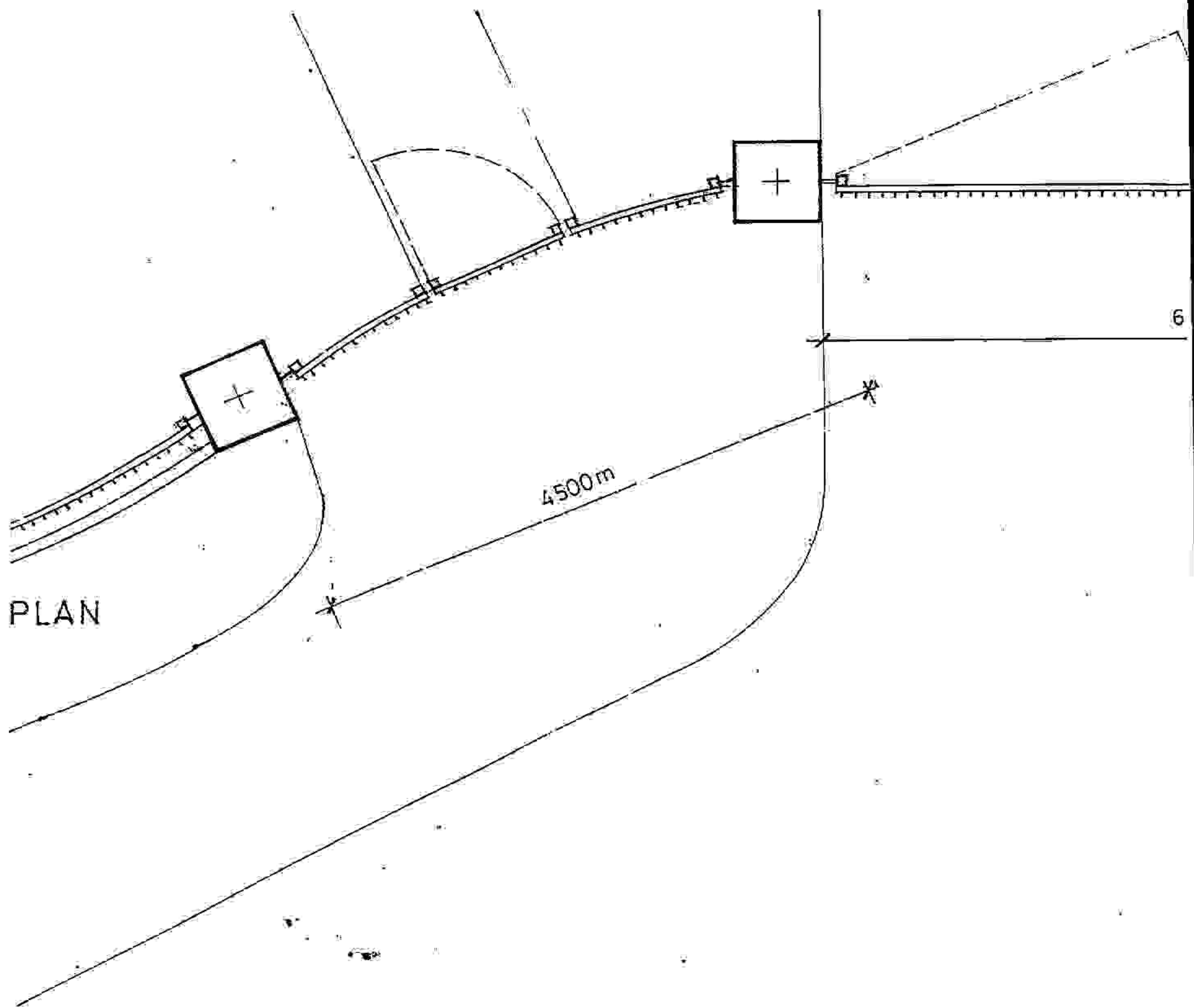
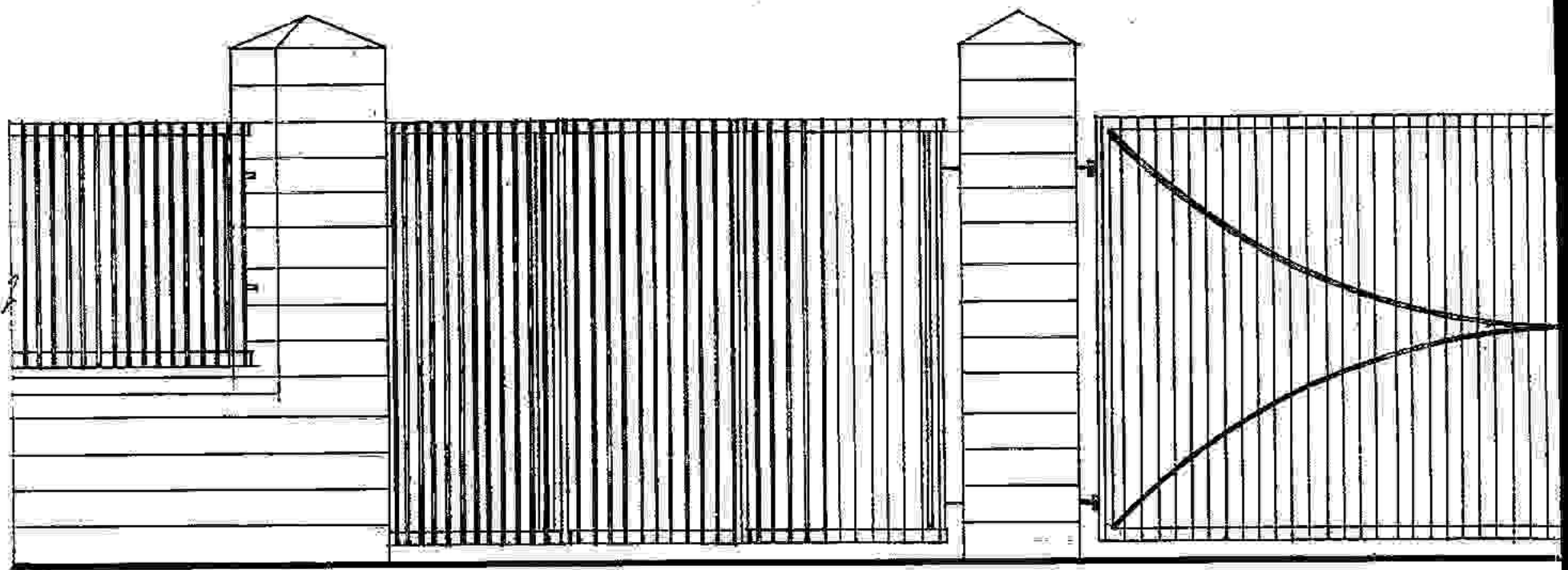
C

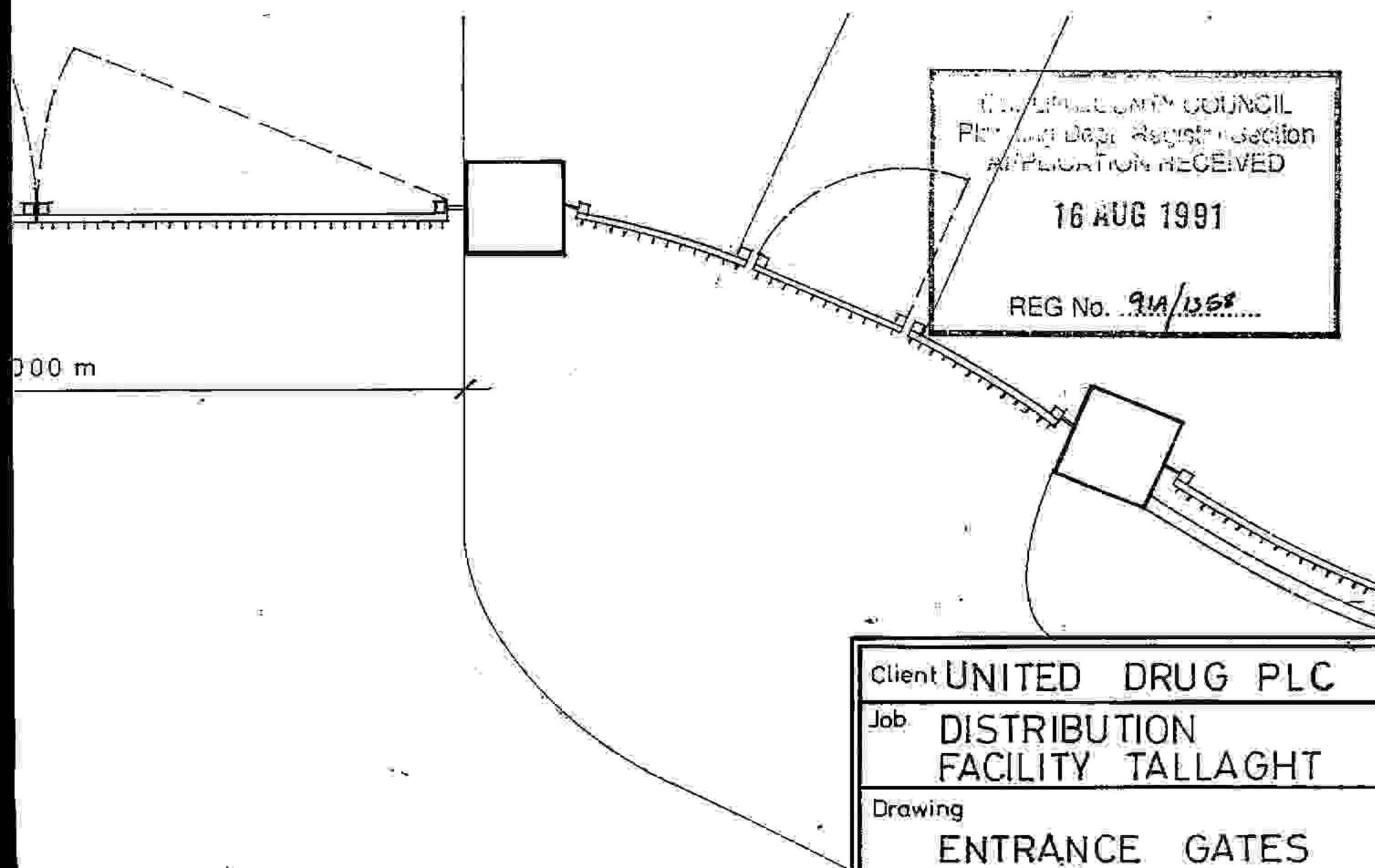
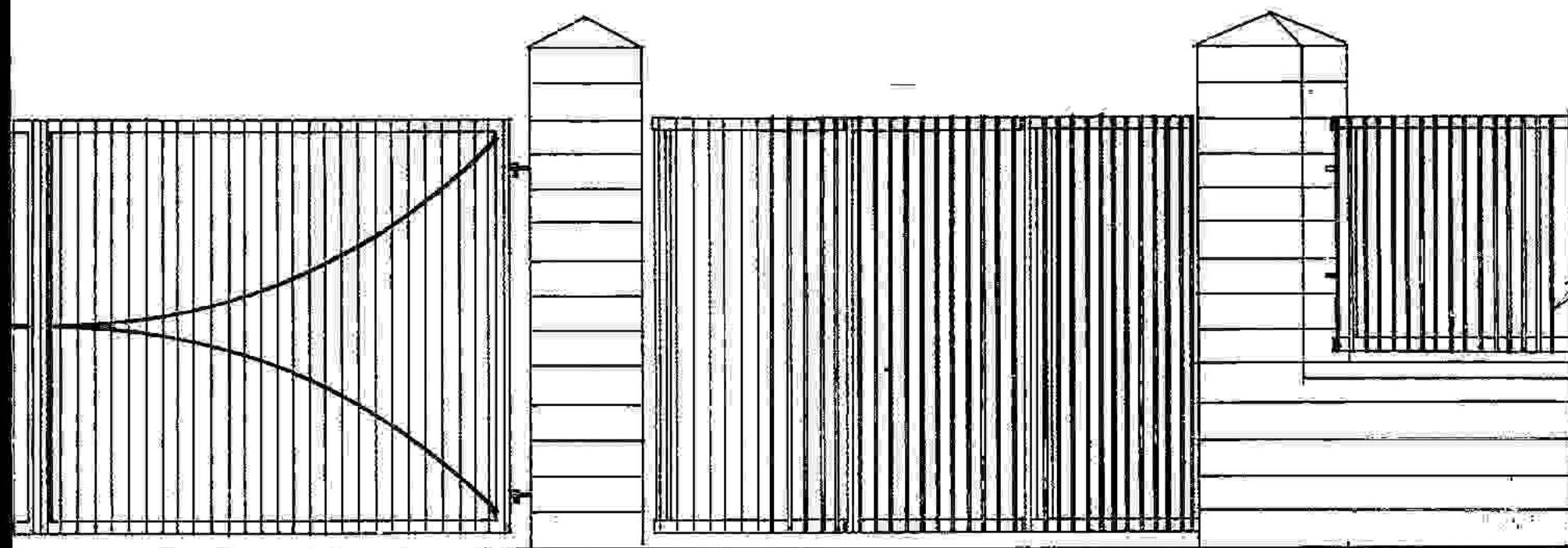


ELEVATION C

DUBLIN COUNTY COUNCIL
 Planning Department
 APPLICATION NO. 91A/1352
 16 AUG 1991
 REG No. 91A/1352

Client UNITED DRUG PLC		
Job DISTRIBUTION FACILITY TALLAGHT		
Drawing SECURITY HUT		
Scale 1:20/1:50	Date 16/8/91	Drawn
Job no 20/14	Drg no 12	Rev
Henry J. Lyons + Partners Architects Planning Consultants Interior Designers 104 Ln. Baggot St Dublin 2 Tel. (01) 764674		



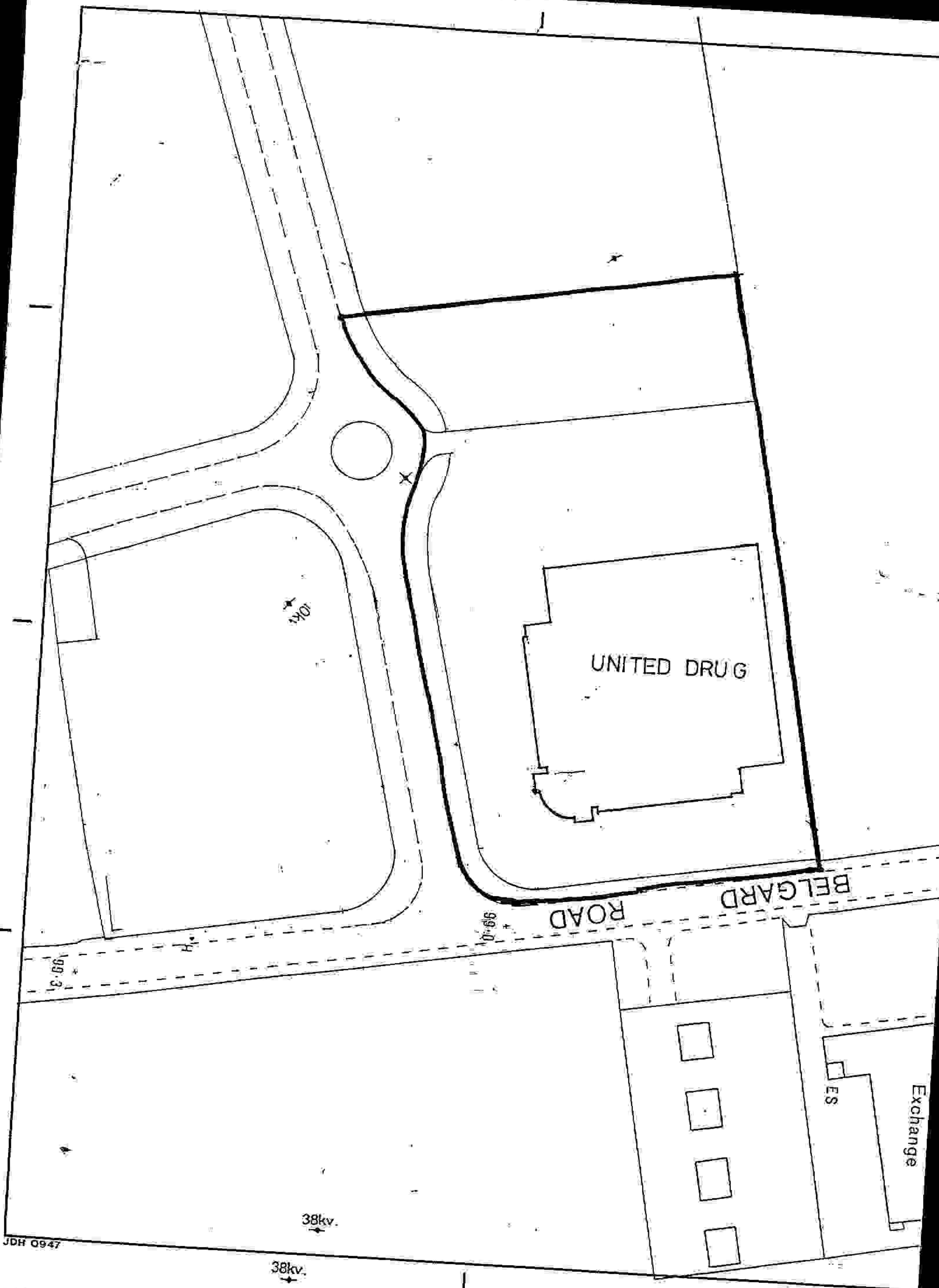


DUBLIN CITY COUNCIL
 Planning Dept. Registration Section
 APPLICATION RECEIVED
 16 AUG 1991
 REG No. 91A/1358

Client UNITED DRUG PLC		
Job DISTRIBUTION FACILITY TALLAGHT		
Drawing ENTRANCE GATES		
Scale 1:50	Date 16/8/91	Drawn GG
Job no 20/14	Drg no L 11	Rev

Henry J. Lyons
+ Partners
 Architects
 Planning Consultants
 Interior Designers
 104 Lr. Baggot St
 Dublin 2
 Tel. (01) 764674





UNITED DRUG

BELGARD ROAD

10kv

38kv.

38kv.

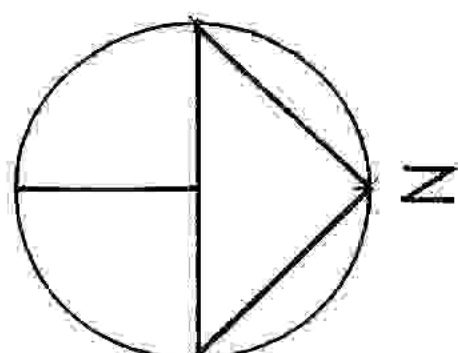
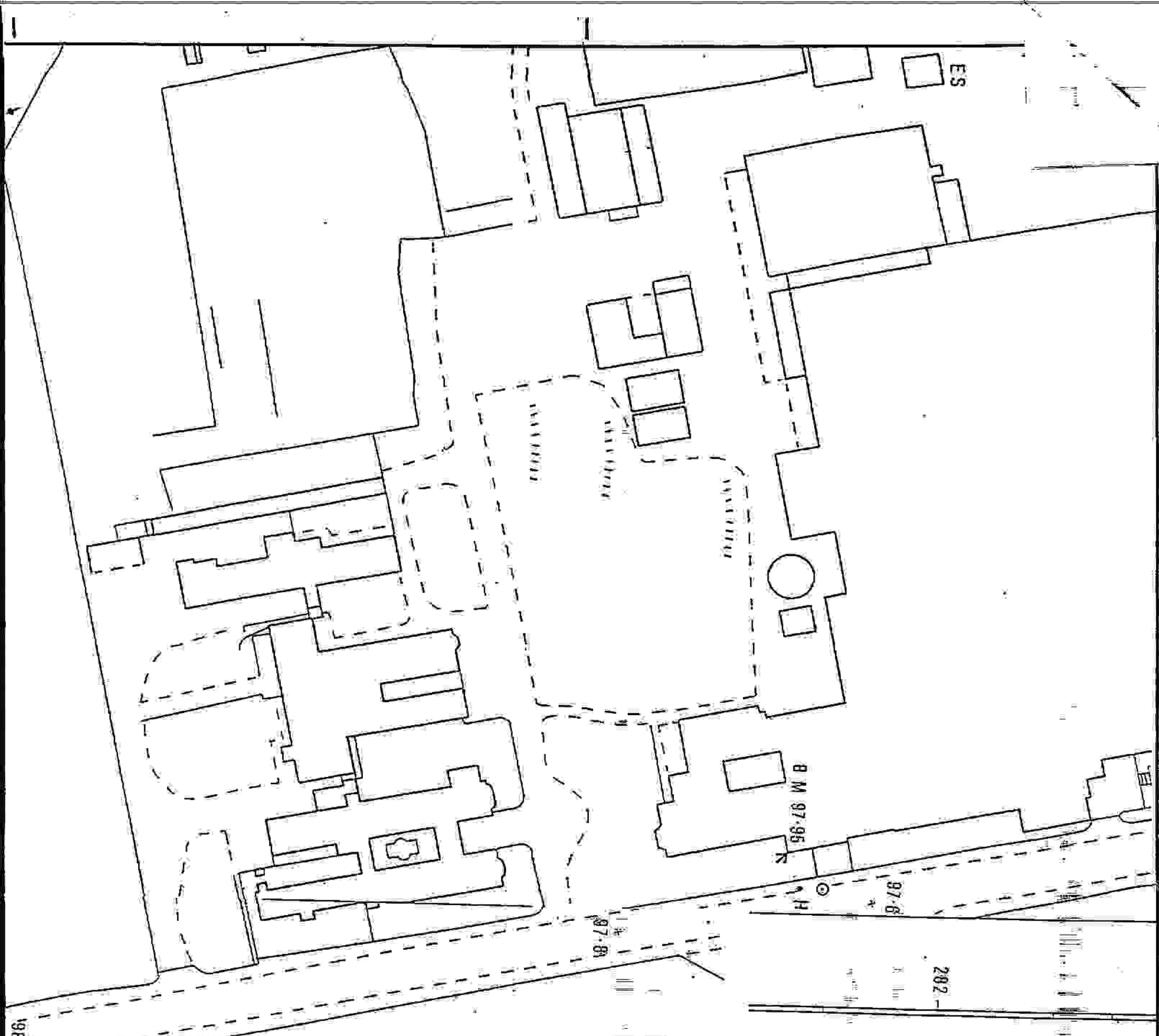
99.0

99.3

ES

Exchange


JDH 0947



Client UNITED DRUG LTD		
Job DISTRIBUTION FACILITY TALLAGHT		
Drawing EXTRACT FROM O.S. MAP 3390 - 6 & 7		
Scale 1:1250	Date 14/8/91	Drawn GG
Job no 20/14	Drg no L-10	Rev

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 16 AUG 1991
 REG No. 918/1358

Henry J. Lyons + Partners
 Architects
 Planning Consultants
 Interior Designers
 104 Lr. Baggot St
 Dublin 2
 Tel. (01) 764674



Telephone

SB

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To Henry J. Lyons & Partners,
104, Lower Baggot Street,
Dublin 2.

Decision Order/4763/91 - 14.10.1991

Number and Date

Register Reference No.

91A-1358

Planning Control No.

16.08.1991

Application Received on

Floor Area: 6,108 sq. m.

Applicant United Drug p.l.c.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-
warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area.

SUBJECT TO THE FOLLOWING CONDITIONS

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

(Continued)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

14.10.1991

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

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

6. In the interest of health.

7. That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

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

8. That details of landscaping and boundary treatment be submitted to and agreed by Planning Authority and work thereon completed prior to occupation of units.

8. In the interest of amenity.

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

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

10. That a financial contribution in the sum of £24,000.00 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.

10. 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.

11. Details of colour, materials, finish of both building and boundary treatment to be submitted and agreed with the Planning Authority prior to the commencement of development.

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

12. The grass area to the rear of the building, i.e. to the west of the site, to be reserved for future car parking if/when required by the Planning Authority.

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

(Continued)

NOTE:

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

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

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

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

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To: Henry J. Lyons & Partners,
104, Lower Baggot Street,
Dublin 2.

Decision Order P/4763/91 - 14.10.1991
Number and Date
Register Reference No. 91A-1358
Planning Control No. 16.08.1991
Application Received on
Floor Area: 6,108 sq. m.

Applicant: United Drug p.l.c.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:
warehouse/showroom and attached 3 storey office accommodation including car park; service yard; security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area.

SUBJECT TO THE FOLLOWING CONDITIONS

(Continued) CONDITIONS	REASONS FOR CONDITIONS
13. Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities, services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.	13. In the interest of safety and amenity.
14. Access details with respect to the roundabout to be submitted and agreed with the Planning Authority prior to construction.	14. In the interest of the proper planning and development of the area.
15. Roundabout and access road including junction with the Belgard Road to be completed to the requirements of the Roads Department prior to occupation of the site.	15. In the interest of the proper planning and development of the area.
16. The mature tree on the Belgard Road boundary to be protected during development.	16. In the interest of amenity.
(Continued)	

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

14.10.1991

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

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.

NOTE:

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

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

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

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

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

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



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/1358

Date : 19th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Warehouse/showroom & attached 3 storey office
accommodation including car park, service yard,
security hut and 2 no. illuminated signs

LOCATION : site on Belgard Road in the Tallaght Town Centre
Designated Area

APPLICANT : United Drug P.L.C.

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 16th August 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Henry J. Lyons & Partners,
104 Lower Baggot Street,
Dublin 2



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 on Belgard Road in Tallaght Town Centre
 (If none, give description sufficient to identify) Designated Area, Tallaght, Co. Dublin

3. Name of applicant (Principal not Agent) United Drug P.L.C.
 Address 32 Upper Fitzwilliam Street, Dublin 2

4. Name and address of Henry J. Lyons and Partners
 person or firm responsible for preparation of drawings 104 Lower Baggot Street, Dublin 2

Tel. No. 1900
 Tel. No. 764674
16/8
11 47558

5. Name and address to which notifications should be sent Henry J. Lyons and Partners
104 Lower Baggot Street, Dublin 2

6. Brief description of proposed development Warehouse/Showroom & attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs

7. Method of drainage Co. Council 8. Source of Water Supply Co. Council

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 N/A

DUBLIN COUNTY COUNCIL
 Planning permission sought for warehouse/showroom and attached 3 storey office accommodation including car park, service yard, security hut and 2 no. illuminated signs on a site on Belgard Road in the Tallaght Town Centre Designated Area for United Drug P.L.C.

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 4 Acres Sq. m.
 (b) Floor area of proposed development 6108 Sq. m.
 (c) Floor area of buildings proposed to be retained within site --- Sq. m.

J. Press
16/8/91

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) An agreement to purchase from Dublin Corporation.

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:

15.List of documents enclosed with application. 4 copies of drg. no.s 20/14/01B-L12, Location Map, 4 copies of report on proposal. Planning Fee £10,000.00. Advertisement from Irish Press dated 16th August 1991.

16.Gross floor space of proposed development (See back) 6108 Sq. m.

No of dwellings proposed (if any) --- Class(es) of Development 4

Fee Payable £ --- Basis of Calculation ---
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Henry Lyons Date 15/8/91

Application Type --- FOR OFFICE USE ONLY

Register Reference 91A/1358

Amount Received £ ---

Receipt No ---

Date 21/8+12 2-444 16/8

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

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

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

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

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgment that the sum tendered is the prescribed application fee. N 47558

£10,000.00

Received this

16th day of August

1991

from

U. H. Duggan
37 Upper Fitzwilliam Street

the sum of

ten thousand

Pounds

Pence, being

application at Beccard road, Tallaght (Site in Tallaght Town Centre designated area)

Michael O'Hara

Cashier

S. CAREY
Principal Officer

(less)
4

Dublin Corporation

Bairé Átha Cliath

Development Department

Exchange Buildings,
Lord Edward Street,
Dublin 2.
Tel: 6796111 Ext 2837/8/9

RECEIVED

14 AUG 1991

 **Costello Commercial**
Chartered Valuation Surveyors

H.J.L.

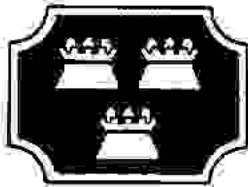
14 AUG 1991

M. G.

Fax No: 777780.

Our Ref: PW/CW

13th August, 1991.



John Oliver Costello Esq.,
Costello Commercial,
Chartered Valuation Surveyors,
15 Lower Pembroke Street,
Dublin 2.

DUBLIN CORPORATION
Planning Dept
APPLICATION RECEIVED

16 AUG 1991

REG No. *9A/1358*

Re: Dublin Corporation and United Drug PLC
Proposed development at Designated Area Lands, Tallaght.

Dear Sir,

I refer to your letter of the 1st instant in the above matter and last Fridays telephone conversation. As I indicated the revised road line is being plotted at present and when completed the precise location of the four acre site will be determined and a drawing prepared.

It is the Corporation's intention in accordance with statutory requirements to bring the proposal to dispose of this site to United Drug PLC, on the terms and conditions agreed with Mr. Alan Taylor, before the meetings of the Planning and Development Committee on the 10th September and the City Council on the 7th October next. The approval of the City Council will be required for the disposal to proceed.

However, without prejudice to the decision of the City Council and at its own risk, the Corporation has no objection to United Drug PLC lodging a full application for Planning Permission and Building Bye-Law Approval with Dublin County Council.

Yours faithfully,

J. Woods
PRINCIPAL OFFICER.

Henry J Lyons & Partners

Architects, Planners,
Interior Designers

104 Lr. Baggot Street,
Dublin 2.
Telephone (01) 764674 (6 lines)
Telefax (01) 619210

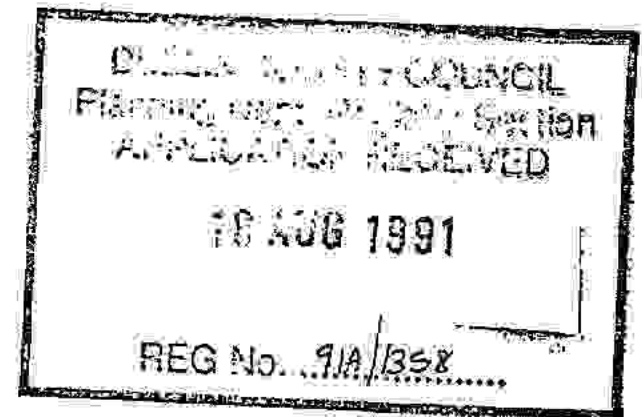
Anthony K. Lyons BArch MRIAI
Martin Henihan BArch MRIAI
Maoliosa O Floinn BArch MRIAI RIBA

Peter Derbyshire Dip Arch BArch Sc MRIAI
Frank Ennis BArch MRIAI RIBA Dip P. Man.
Paul O'Brien BArch MRIAI RIBA
Derek Byrne Dip Arch Tech MBIAI RIAI (Tech)

Ref: SL/EO'R/20/14

14th August 1991

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



Re: United Drug, Tallaght.

Dear Sirs,

Please find enclosed our submissions for Planning Permission which includes:

1. Completed Application Form.
2. 4 copies of drawing numbers 20/14/ L01B, L02G, L03B, L04B, L05A, L06A, L07B, L08B, L09, L10, L11, L12 and Location Map.
3. 4 copies of report on proposal.
4. Planning fee in the amount of £10,000.00.
5. Letter from the Dublin Corporation regarding our clients interest in the site.
6. Advertisement in Irish Press dated 16th August 1991.

I trust that the enclosed meets with your approval. Should you have any queries in relation to same please do not hesitate to contact me.

Yours faithfully,

pp. Grace Callaghan

Sam Lyons
HENRY J. LYONS AND PARTNERS

Encl.

Associated Practices:

London
71 Loudoun Road
London NW8 0DQ
Telephone (03071) 372 5301

Belfast
117 University Street, Belfast BT7 1HB
Telephone (0232) 232001

Henry J Lyons & Partners

Architects, Planners,
Interior Designers

104 Lr. Baggot Street,
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Peter Derbyshire Dip Arch BArch Sc MRIAI
Frank Ennis BArch MRIAI RIBA Dip P. Man.
Paul O'Brien BArch MRIAI RIBA
Derek Byrne Dip Arch Tech MBIAT RIAI (Tech)

Report

On

Proposed Warehouse / Showroom with attached
Office Accommodation.

On

Belgard Road,
Tallaght Town Centre Designated Area,
Co. Dublin

For

United Drug P.L.C.

Henry J. Lyons and Partners
104 Lower Baggot Street,
Dublin 2

August 1991

Associated Practices:

London
71 Loudoun Road
London NW8 0DQ
Telephone (03071) 372 5301

Belfast
117 University Street, Belfast BT7 1HB
Telephone (0232) 232001

SITE LOCATION

MAP

Page 2/...

COOKSTOWN

HOSPITAL

J

K

(2) H

M

P

N

Q

G

F

SHOPPING & LEISURE DEVELOPMENT

A

C

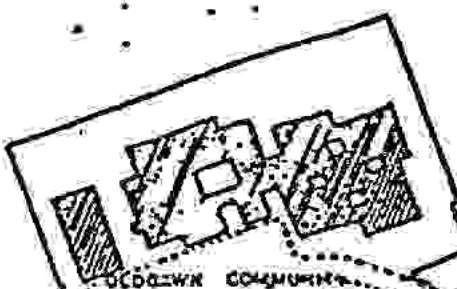
B

R

S

Boundary of proposed area

The road to be built by public corporation as proposed in planning permission granted



UNITED DRUG WHOLESALE LTD.

Proposed Design & Construct Facility, Belgard Road.

WHITESTOWN

The marshalling yard is located at the western end and is concealed from public view by a 2.7M high forticrete blockwall. The car parking is arranged between the offices and the proposed boundary wall to Belgard Road and the proposed new road. The single access point to the site is directly off the proposed roundabout. This enhances security and provides easy access to the marshalling yard for the larger vehicles.

The hardness of the roads, car parking walls and flatness of the building is alleviated by the extensive planting. The planting also helps to conceal the marshalling yard from public view.

Accommodation:

Offices	2350 M2
Warehouse	3610 M2
Plant Room	148 M2
	<hr/>
	6108 M2 (65,746 sq.ft.)
	====
Marshalling yard	2460 M2
Car parking spaces	60 no. spaces.

Construction:

The warehouse construction consists of steel portal frames spanning 30 metres at 6M centres. The external walls are clad in a high quality smooth architectural metal wall panels in a selected colour on the two prominent elevations and by corrugated metal sheeting in selected colour on the other two elevations. The roof is a corrugated metal deck in a selected colour and the pitch is masked by a high parapet giving a uniform appearance which ties in with the offices.

The doors and roller shutters are all to be good quality metal doors in selected colours.

The office construction consists of steel columns and beams and precast floor slabs. The external walls are clad with the same high quality smooth architectural metal wall panels and double glazed synthapulvin painted windows, and doors all in selected colours. The main entrance steps to be of stone slabs.

The boundary wall and fence to the proposed road and Belgard Road to be constructed of .9M high Forticrete split block with a mitred capping block and a 1.8M high mild steel railing mounted overhead. The boundary fences to the adjoining properties are 2.7M high metal palisade type.

The footpaths are constructed of 500 x 500mm precast concrete paviours or similar, the marshalling yard of concrete and the on site road and carparking of tarmacadam.

Landscaping:

The area of ground between the on site road, car parking and the boundary walls to the proposed road and Belgard Road is to be grassed and planted with trees. The area behind the marshalling yard is to be treated likewise. The ground between the offices and the on site road is to be planted with shrubs. All other areas are to be grassed and landscaped as outlined in drawing no. 20/14/01.

Discussions regarding the landscaping are ongoing with the Parks Department who are presently studying the site. Copies of the relevant drawings have already been submitted to them.

Roads :

The outline of the proposed new road has been agreed in discussions with the Roads Department and the site as proposed has been laid out in accordance with their latest drawings. As part of the Dublin Corporation's conditions outlined in the contract for the disposal of the site, our clients have agreed to construct a 3M wide grass margin, a 2M wide footpath and a 1.5M wide grass margin between the kerbline of the proposed new road and the boundary wall to the site. The footpath and grass margins to the Belgard Road are to be constructed by the Dublin County Council.

The car parking requirements in accordance with the Development Plan are as follows :

Warehousing	108
Offices	94
Operational	13

215 in total.

Our clients only have a parking requirement for 60 cars, as less than 50% of the work force have cars. As can be seen from drawing no. 20/14/L09 the additional 155 car parking spaces can be accommodated on the site but it is our intention to provide only 60 car spaces. In our opinion the provision of 215 car parking spaces would be futile as they are not required by our client and furthermore would seriously detract from the landscaping treatment proposed.

Sanitary

Services : Discussions have taken place with the Sanitary Services Department and it is proposed to connect the foul and surface water drains from the site into proposed County Council manholes F20C and S.19B (see attached Dublin County Council drawing no. 31591). The proposed County Councils drains have been designed to cater for the developments in the designated area. The exact locations of the manholes to be agreed with the County Council at the Bye Law stage of this proposal.

Water

Services : From discussions with the Waterworks Department it would appear that there is adequate capacity in the water mains which run along Belgard Road.

E.S.B. : At present there are two no. overhead 10 h.v. lines and one overhead 38 k.v. line crossing the site. These are to be diverted and laid underground. The exact locations of these lines are presently being discussed between the E.S.B., Roads Department and ourselves. When the lines have been determined a copy of their location will be forwarded onto you.

Bye Laws : The Bye Law application is not part of this submission but will be made either at the end of this month or the beginning of September next. It is expected that if there are any outstanding issues such as the exact location of manholes and E.S.B. lines then these will be clarified at that stage.

Fire

Prevention: Discussions have taken place with the Fire Department and their recommendations have been incorporated in the proposal. The more detailed aspects of the fire protection, compartmentalisation, means of escape and means of fire fighting will be the subject of the Bye Law application.

Waivers : On behalf of our clients we hereby request a waiver for financial contributions to roads, sanitary services and water because not only is our client paying a high price for 4 acres, .46 of which will be ceded back to the Dublin County Council for footpaths and grass margins but he will also have to pay for the construction of the footpath and grass margins to the proposed new road and boundary walls and fences.

In addition there is the cost of the underground ducts for the E.S.B. power lines and the cost of the provision of a power supply itself and other connection charges.

Brief : The brief called for the provision of 1850 M2 (20,000 sq.ft.) approximately of office space, 1850 M2 (20,000 sq.ft.) approx. of short term warehousing, 1850 M2 (20,000 sq.ft.) approx. of long term warehousing and associated marshalling yards, parking spaces for 60 people etc. with a provision for future expansion of both the warehousing and offices.

The warehouse to have 9 metre clearance internally to underside of proposed structure and clear spans of 30M to allow for both high level storage and long aisles of racking.

Staff : It is expected that 98 people will be employed in the development, 20 of those in the warehouse and the remainder in the offices and ancillary accommodation. Any future expansion will obviously entail employing more people.

Site : The site is Plot I in the Tallaght Town Centre Designated Area. It commands a prominent position at the junction of Belgard Road and the proposed new road which will service the Tallaght Hospital.

The site has a gross area of 4.0 acres including the footpaths and grass verges and a nett area of 3.55 acres. It is bounded on the north side by the Reckett and Coleman property, east side by the Belgard Road, south side by the proposed new road and west side by Plot J.

Building Design:

The design intention was to create a building of high quality on a prominent and important site on the Belgard Road. The importance of the site and its corner position is reflected in the design by masking the warehouses with the three storey office accommodation on it's two public faces and locating the main entrance at the prominent corner.

Placing the two 50 x 30M warehouses side by side and the offices wrapped around two sides makes for the most economical shape and efficient use of the site. Its position on the site allows both for future warehouse and office expansion.

Consultants:

- Architects :** Henry J. Lyons and Partners,
104 Lower Baggot Street,
Dublin 2
- Structural
Engineer :** Joseph McCullough and Partners,
67 Lower Baggot Street,
Dublin 2
- Services
Engineer :** McArdle McSweeney Associates,
John O'Leary House,
11/12 Warrington Place,
Dublin 2
- Fire
Consultant :** Michael Slattery and Associates,
Kingram House,
Kingram Place,
Dublin 2
- Project
Managers :** John Sisk and Son,
Wilton Works,
Naas Road,
Clondalkin,
Dublin 22