

Matheson, Ormsby, Prentice,
Solicitors,
3 Burlington Road,
Dublin 4.

Our Ref: 91A/1385

7 November 1991

Re: Proposal to sub-divide existing industrial unit and to provide office accommodation with new entrance at Unit 63 Cherry Orchard Industrial Estate, Ballyfermot for John Henry.

Dear Sir,

I refer to your letter of 23rd October, 1991, and wish to inform you that the letter enclosed is not a Notification of Grant of Permission but is the notification which this Department issued as a result of your representations on behalf of David and Myrna Elliott, we therefore return this notification.

Yours faithfully,

L. D.
for Principal Officer.

Ernest J Margetson
Cecil E Prentice
Matthew P Drum
David W Prentice
Garrett P Gill
Michael G Irvine
Arthur D B Moran
Graham C Richards
Alan G Graham
Michael W Tyrrell
Frank Nowlan
Stuart P Margetson

Donal A Roche
William P M Prentice

ASSOCIATES
Aideen Gahan
Patrick Sweetman
Cedric R S Christie
Brian D Buggy
Roderic J B Ensor
Peter McCormick
Don McAleese

Lorraine Compton
Stanley G Watson
Stuart N Stain
David J McGeough

CONSULTANTS
Peter D M Prentice
Edward J Montgomery
John N Ross
Hilary J Prentice

3 BURLINGTON ROAD
DUBLIN 4 IRELAND
Telephone + 353 -1- 760981
Fax + 353 -1- 760501
Telex 93310 DX 2 Dublin

LONDON
Old Mitre Court London EC4Y 7BP
Tel 071 404 0998 Fax 071 583 5844

MATHESON
ORMSBY
PRENTICE
SOLICITORS

MC

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



35/10

Our reference
MD/PG

Your reference

23 October 1991

Dear Sirs

REGISTER REFERENCE - 91A/1385
JOHN HENRY
UNIT 63 CHERRY ORCHARD INDUSTRIAL ESTATE

25 OCT 91

We refer to our telephone conversation this afternoon, and return the notification of grant of permission, which appears to have been sent to us in error.

Yours faithfully

MATHESON ORMSBY PRENTICE

encls

*THIS IS A
NOTIFICATION AS
RESULT OF OBJ. REFS.
WHICH WERE LODGED
IT IS NOT A
NOTIFICATION OF
GRANT OF PERMISSION*

*L.D.
1/11/91*



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/1385

Date : 21st October 1991

Dear Sir/Madam,

Development : Sub-divide existing industrial unit and to provide
office accommodation with new entrance

LOCATION : Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

Applicant : John Henry

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 17.10.91 it was decided
to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto,
is recorded in the Planning Register kept at this office in accordance
with Section 8 of the Local Government (Planning and Development) Act 1963.
This register may be inspected during office hours [9.00a.m. - 12.30p.m.
2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of
an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala
against the decision or any conditions attached to the Council's decision
within one month beginning on the day of receipt by him of the Council's
decision. Any other person may appeal to An Bord Pleanala within three
weeks beginning on the date of decision. Interested parties are advised to
consult the Planning Authority or An Bord Pleanala to ascertain if an
appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all
correspondence in relation to new and existing appeals should be addressed
to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower
Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala
will be invalid unless the correct fee is received by An Bord Pleanala
within the statutory appeal period. The fee in respect of an appeal by an
applicant for permission relating to commercial development is £100; any
other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of
a person (other than the applicant) as regards an appeal made by another
person must be accompanied by a fee of £15.

Matheson Ormsby and Prentice,
3 Burlington Road,
Dublin 04.



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/1385

Date : 21st October 1991

Yours faithfully,

.....
for PRINCIPAL OFFICER

Ernest J Margetson
Cecil E Prentice
Matthew P Drum
David W Prentice
Garrett P Gill
Michael G Irvine
Arthur D S Moran
Graham C Richards
Alan G Graham
Michael W Tyrrell
Frank Nowlan
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Donal A Roche
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Peter D M Prentice
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John N Ross
Hillary J Prentice

3 BURLINGTON ROAD
DUBLIN 4 IRELAND
Telephone + 353 -1- 760981
Fax + 353 -1- 760501
Telex 93310 DX 2 Dublin

LONDON
Old Mitre Court London EC4Y 7BP
Tel 071 404 0968 Fax 071 583 5644

MATHESON
ORMSBY
PRENTICE
SOLICITORS



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

879

19/9

OBJECT

Our reference
WP/JL

Your reference

17 September, 1991

Dear Sirs

**UNIT 63 CHERRY ORCHARD INDUSTRIAL ESTATE
PLANNING APPLICATION REFERENCE: 91A/1385
OUR CLIENTS: DAVID AND MYRNA ELLIOTT**

We act for David and Myrna Elliott, the owners of Unit 62 Cherry Orchard Industrial Estate. We enclose copy of a letter which we have written to the Project Engineer for Mr. John Henry, the applicant, in respect of planning application 91A/1385. You will see from the enclosed that the application as it stands represents a series encroachment on our clients rights and we hereby formally object to such application on behalf of our clients.

Yours faithfully

MATHESON ORMSBY PRENTICE
encl.

18. SEPT 91

Ernest J. Margetson
Cecil E. Prentice
Matthew P. Drum
David V. Prentice
Garrett P. Gill
Michael G. Irvine
Arthur D. B. Moran
Graham C. Richards
Alan G. Graham
Michael W. Tyrrell
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Peter D. M. Prentice
Edward J. Montgomery
John N. Roes
Hillary J. Prentice

3 BURLINGTON ROAD
DUBLIN 4 IRELAND
Telephone + 353 -1- 760981
Fax + 353 -1- 760501
Telex 93310 DX 2 Dublin

LONDON
Old Mill Court London EC4Y 7BP
Tel 071 404 0988 Fax 071 583 5844

**MATHESON
ORMSBY
PRENTICE**
SOLICITORS

Mr Kevin Dolan
Project Engineer
18 McCabe Villas
Booterstown
Co Dublin

Our reference
WP/JL

Your reference

17 September, 1991

Dear Sir

**YOUR CLIENT: JOHN HENRY
PLANNING APPLICATION REFERENCE: 91A/1385
UNIT 63 CHERRY ORCHARD INDUSTRIAL ESTATE
OUR CLIENT: DAVID AND MYRNA ELLIOTT**

We act for David and Myrna Elliott, the owners of Unit 62 Cherry Orchard Industrial Estate. We are instructed that you have lodged with the Planning Authority on behalf of Mr. John Henry an application for planning permission in relation to Unit 62 Cherry Orchard Industrial Estate. We must point out to you that the car parking spaces for Unit 63A indicated on the drawings submitted with this application encroach very significantly on the car parking spaces which belong to our clients unit. To illustrate the point, we enclose a copy of the map attached to our clients Purchase Deed. Our clients have the right of way over the area coloured brown on this map and a right to park cars on the area marked orange.

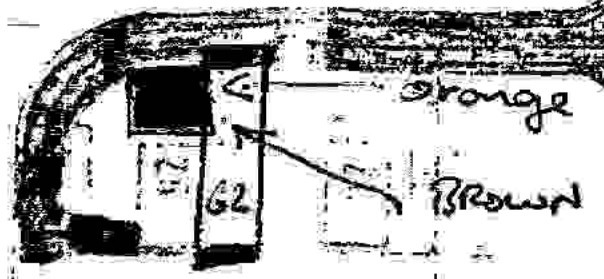
We must insist therefore that you arrange for the planning application to be withdrawn or amended so as not to interfere with our clients car parking spaces. Please confirm to us by return that this has been done.

We must also advise you that our client is having an architect inspect the application and we must reserve the right to raise any further objections which arise from such inspection.

We are forwarding a copy of this letter to the Planning Authority so as to put them on notice of our clients objection to your application.

Yours faithfully

MATHESON ORMSBY PRENTICE
encl.



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PLANNING

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PLANNING

DUBLIN COUNTY COUNCIL

REGISTRY SECTION,
PLANNING DEPARTMENT,
IRISH LIFE CENTRE,
LOWER ABBEY STREET,
DUBLIN 1.

6.9.91

Mr J. Carson,
Senior Staff Officer,
Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Please note that on 5.9.91 all outstanding fees were paid on
file Number/s 91A/1385, 91B/1103, 91A/1419

Madeline De
STAFF OFFICER

REF. NO.: 91A/1385 CERTIFICATE NO.: 10/42B
 PROPOSAL: Submission of factory unit + Provision of office accommodation
 LOCATION: Unit 63 Deepford Industrial Estate, Ballyfermot Rd
 APPLICANT: John Henry

	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 <u>36.83m²</u>	@ £3.50 per M ² or £70	<u>£ 129.50</u>	<u>NIL</u>	<u>£129.50</u>		<u>£129.50 paid 5/9/91 N47726</u>
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					<u>Received in slip book</u>
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	<u>£ 70</u>		<u>£ 70</u>		<u>£70 paid 5/9/91 N47726</u>

Column 1 Certified: Signed: [Signature] Grade: D/T Date: 27/8/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S. O. Date: 26/8/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1385 Cert. No. 26445
 PROPOSAL Subdivision of factory unit + provision of office accommodation
 LOCATION Unit 63 Deben Road Industrial Estate
 APPLICANT John Henry

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 <u>36.83m</u>	@£1.75 per m2 or £40	<u>64.75</u>	<u>NIL</u>	<u>64.75</u>	<u>£64.75 paid 16/8/91</u>
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	<u>£40</u>	<u>NIL</u>	<u>£40</u>	<u>£40. paid 16/8/91</u>

Column 1 Certified: Signed: [Signature] Grade: D/PL Date: 27/8/91
 Column 1 Endorsed: Signed: [Signature] Grade: S.O Date: 26/8/91
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 26/8/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade: S.O Date: 26/8/91

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET.,

DUBLIN 1.

~~C. Flynn Archs.,~~

~~Bloomfield House,~~

~~Bloomfield Avenue,~~

~~Dublin 8.~~

29/8/91

REG. REF.: 91A/1385

RE: Subdivision of factory unit and provision of office accommodation at Unit 61 Cherryorchard
Ind. Estate, Sallyfermot Road, for John Henry.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 199.50.

Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,


for PRINCIPAL OFFICER



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/1385

Date : 29th August 1991

Dear Sir/Madam,

Development : Sub-divide existing industrial unit and to provide
office accommodation with new entrance

LOCATION : Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

Applicant : John Henry

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 21st August 1991

With reference to above proposal I wish to inform you that under section 10(2)(A)(b) of the Local Government(Planning and Development)Act,1982 the Planning Authority is precluded from deciding this application until the correct fee has been received.The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

The correct fee for the above mentioned application is 104.75 .
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Paul M...', written over a dotted line.

for PRINCIPAL OFFICER

G. Flynn, Architects,
Bloomfield House,
Bloomfield Avenue,
Dublin 8

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS: 1988 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91R/1385

INT. REF.:

SERVICES INVOLVED: WATER, FOUL SEWER, SURFACE WATER

AREA OF SITE:

TOTAL AREA OF PRESENT PROPOSAL: 397 FT²

PREPARED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

AMOUNT'S ORDER NO: J. Y.
DATE: 27/8/91.

ENTERED IN CONTRIBUTIONS REGISTER:

No Sewer and
reports on file
at date of assessment
Standard at
land on full as
average basis

17/12/91 D

DEVELOPMENT CONTROL ASSISTANT GRADE

P/4694/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1385 Date Received : 21st August 1991

Correspondence : G. Flynn, Architects,
Name and : Bloomfield House,
Address : Bloomfield Avenue,
 Dublin 8

Development : Sub-divide existing industrial unit and to provide office accommodation with new entrance

CR 283

Location : Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

Applicant : John Henry

App. Type : Permission

Zoning :

Floor Area : Sq. metres

*Standard. All
land in
full on
average basis*

(MC/BB)

Report of Dublin Planning Officer dated 7th October, 1991.

This is an application for PERMISSION to subdivide unit 63, Cherry Orchard Industrial Estate, for J. Henry.

The proposed site which has a stated area of 1064 sq. metres is located to the west of the Cherry Orchard Industrial Estate is an area zoned 'E' "to provide for industry related uses" in the Dublin County Development Plan, 1983.

file

The existing unit (63) is the end unit in a block of four similar units constructed on foot of a grant of planning permission for 4 advance industrial buildings under Reg. Ref. No. SA 879, refers to a previous grant of permission for site development works at this location.

Reg. Ref. No. WA 1745 refers to a refusal of permission for specific user of unit 62 Ballyfermot Industrial Estate for production of metal sections. Reason for refusal referred to insufficient car parking.

Reg. Ref. No. XA 1608 refers to a grant of planning permission for a specific user permission for unit 26 (now unit 62) for use as sales, service and distribution of fork lift truck and allied machinery.

Reg. Ref. No. 88A-714 refers to a grant of permission for retention of first floor offices and canteen at Unit 60, Cherry Orchard Industrial Estate.

The current application provides for the subdivision of unit into 2 separate units. A new reception/toilet/office area is to be provided on the floors in the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1385

Page No: 0002

Location: Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

eastern most portion of the unit. The southern elevation is to be altered to provide entrance and windows to these facilities. The proposed use (presumably of both units) is stated as warehouse - although no goods entrance is identified for the western portion of the unit. An unauthorised mezzanine floor is indicated on drawings on the western portion of the unit. It is understood from discussions with the applicant that this is to be removed - this can be conditioned.

Lodged plans indicate 2 no. areas of car parking to serve the subdivided unit (15 spaces). An objection has been received in this regard. This is from the owners of the adjoining unit 62 who state that they have right of way over the subject site and have a right to park at this location.

The original grant of permission (Reg. Ref. No. SA 879) identified as open plan area of car parking (50 spaces) and did not specify which spaces were to serve the individual units. The current parking layout does not comply with this original parking layout - a lesser no. of spaces are identified on the subject site (-8) (-15)

The applicants should be required to provide these additional spaces so as not to reduce the number of overall spaces available to the 4 units - A note can be attached to the decision stating that a grant of permission does not imply exclusive right to park on this portion of the site.

The proposed development is considered acceptable.

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, save as may be required by the other conditions attached hereto.

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1385

Page No: 0003

Location: Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

- 03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.
- 06 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON: In the interest of health.
- 07 That a revised car parking layout be submitted and agreed with the Planning Authority prior to the commencement of development. This should provide for a total of 2 no. car parking spaces at this site as indicated in the original grant of permission under Reg. Ref. No. SA 879.
- 07 REASON: In the interest of the proper planning and development of the area.
- NOTE: This grant of permission does not imply exclusive rights to the applicants to use this car parking area.
- 08 That details of landscaping and boundary treatment be submitted to and approved in writing by Planning Authority and work thereon completed prior to occupation of units.
REASON: In the interest of amenity.
- 09 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.

~~10 That the mezzanine floor in the proposed unit 63A be removed.~~

~~10 REASON: In the interest of the proper planning and development of the area.~~

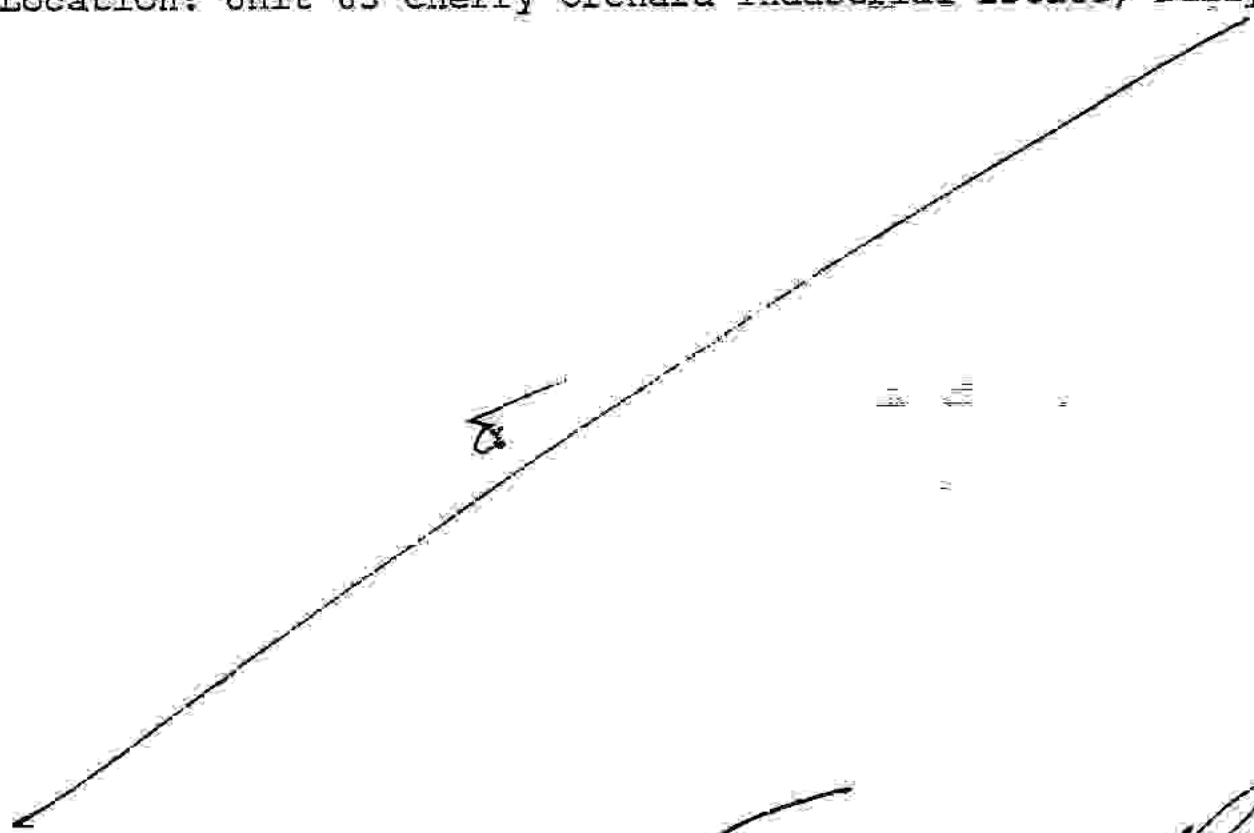
To refuse the situation where this mezzanine floor was constructed without planning permission

H

Reg.Ref: 91A/1385

Page No: 0004

Location: Unit 63 Cherry Orchard Industrial Estate, Ballyfermot



MS
Endorsed: *[Signature]*
for Principal Officer

[Signature]
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 ~~47~~ conditions set out above is hereby made.

Dated : *17th October 1991*
[Signature]
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *16th October 1991*

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

DUBLIN COUNTY COUNCIL
28 AUG 1991
ENVIRONMENTAL HEALTH
OFFICERS

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1385

Date : 22nd August 1991

Development : sub-divide existing industrial unit and to provide
office accommodation with new entrance

LOCATION : Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

Applicant : John Henry

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 21st August 1991

Attached is a copy of the application for the above development. Please
ensure that your report is received within 5 weeks from 21st August 1991.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date..... 03.09.91
Time..... 2.00

Yours faithfully,

for PRINCIPAL OFFICER

The proposal is acceptable subject to :-

1. Compliance with Office Premises Act 1958 and regulations made thereunder.
2. Compliance with Safety in Industries Act 1953/80
3. Compliance with the Health, Safety and Welfare at Work Act 1989.
4. Provision of suitable ventilation in the WC and lobby leading thereto.

DUBLIN COUNTY COUNCIL
28 AUG 1991
ENVIRONMENTAL HEALTH

for Madeline
John O'Reilly S.G.H.
2/9/91

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/A

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

To **G. Flynn, Architects,** Decision Order **P/4694/91 17.10.91**
Bloomfield House, Number and Date
Bloomfield Avenue, Register Reference No. **91A/1385**
Dublin 8. Planning Control No.
 Applicant **John Henry** Application Received on **21.08.91**

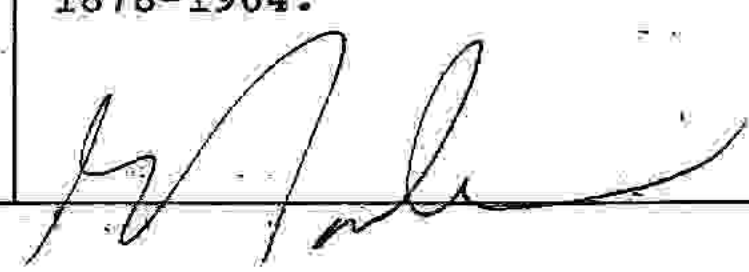
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/A for:-
 sub-divide existing industrial unit and to provide office accommodation with new entrance at Unit 63 Cherry Orchard Industrial Estate, Ballyfermot.

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.

Over

Signed on behalf of the Dublin County Council



For Principal Officer

17 October 1991

Date

IMPORTANT: Turn overleaf for further information

3rd September 1991

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

Gerry Flynn,
Architects,
Bloomfield House,
Bloomfield Ave.,
Dublin 8.

Re: Development of Unit 63 Cherry Orchard,
Industrial Estate, Ballyfermot-Register
reference 91A/1385.

Dear Sir,

I refer to our Planning Application for the above unit and
enclose herewith copy of the Irish Times Newspaper
Advertisement, dated 31 August, with the correct heading of
"Dublin Co. Council".

I also enclose a cheque in the sum of £304.25 which is the
revised Planning and Bye-Law Charge as discussed.

Yours sincerely,



Gerry Flynn.

91A/1385
1.0.0 chr

CITY OF DUBLIN - Permission is
sought from Dublin County
Council to sub-divide existing
Ind. Unit and to provide office
accommodation with new
entrance at 63 Cherry Orchard
Ind. Est., Dublin 10. Signed J
Henry.

Irish Times
31/8/91



COMHAIRLE CHONTAE ÁTHA CLIATH

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

RECEIPT CODE

RECEIPT CODE

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

N 47726

€152.00

Received this

from Specialist Security Services day of October 1991

the sum of

one hundred and fifty two Pounds

plus application fee Pence being ten

Steele Cashier

S. CAREY
Principal Officer *S. Carey*

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 47725

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

€152.00

5K

RECEIVED
day of *September* 19*91*
- 5 SEP 1991
REG. SEC.

Received this
from *Lanvale Ltd.*

the sum of *one hundred and fifty two* Pounds
Pence being *no*

*planning application at Cherry Ash
Ind Est. 91A/1385
Moeller Deane* Cashier

S. CAREY Principal Officer *Class 4*

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

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

[Empty box for Receipt Code]

CASH
CHEQUE
M.O.
P.L.
L.T.
N 47727

Received this 5th day of Sept 1991

from [Handwritten Name]

the sum of [Handwritten Amount] Pounds

Pence being [Handwritten Pence]

Cashier: [Handwritten Name]
Principal Officer: S. CAREY [Handwritten Signature]



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/1385

Date : 22nd August 1991

Dear Sir/Madam,

Development : Sub-divide existing industrial unit and to provide
office accommodation with new entrance

LOCATION : Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

Applicant : John Henry

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I refer to the above planning application received on 21.08.91.
Article 23A of the Local Government (Planning and Development)
Regulations 1977 provides that where a period of more than two
weeks has elapsed between the publication in a newspaper of a
notice and the making of the relevant planning application, the
Planning Authority may require the applicant to publish a further
notice.

The above mentioned application was not received within the
statutory period set out in the regulations. You are now requested
to publish a new notice of your intention to apply for permission
and to submit a copy of the notice to this office without delay.

Yours faithfully,

.....
for PRINCIPAL OFFICER

G. Flynn, Architects,
Bloomfield House,
Bloomfield Avenue,
Dublin 8

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/1385

Date : 22nd August 1991

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

Dear Sir/Madam,

DEVELOPMENT : sub-divide existing industrial unit and to provide
office accommodation with new entrance

LOCATION : Unit 63 Cherry Orchard Industrial Estate, Ballyfermot

APPLICANT : John Henry

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 21st August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

G. Flynn, Architects,
Bloomfield House,
Bloomfield Avenue,
Dublin 8

DUBLIN CORPORATION



PLANNING APPLICATION FORM

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

Plans issued to App. Refund of £110 arranged

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 continuance of uses.

2. Postal address of Site or Building. UNIT 63 CHERRY ORCHARD INDUSTRIAL ESTATE BALLYFERMOT ROAD DUB.
(if none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) JOHN HENRY
Address UNIT 63 CHERRY ORCHARD IND. EST. Tel. No. 6260269

4. Name and address of person or firm responsible for preparation of drawings C. FLYNN, ARCHS., BLOOMFIELD HOUSE BLOOMFIELD AVE. DUB. 8. Tel. No. 530594

5. Name and address to which notifications should be sent C. FLYNN, ARCHS., BLOOMFIELD HOUSE BLOOMFIELD AVE. DUBLIN 8

6. Brief description of proposed development SUB-DIVISION OF EXISTING FACTORY UNIT + PROVISION OF OFFICE ACCOMMODATION

7. 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 WAREHOUSE

(b) Proposed use of each floor WAREHOUSE

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

9. (a) Area of Site
(b) Floor area of proposed development
(c) Floor area of buildings proposed to be retained within site

DUBLIN CORPORATION
Permission sought to sub divide existing industrial unit and to provide office accommodation with new entrance at Unit 63 Cherry Orchard Industrial Estate, Ballyfermot, Dublin. Signed John Henry



10.64 Sq. m.
14.85 Sq. m.
376.85 Sq. m.

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

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

12. Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:

GENERALLY NIL

13. List of documents enclosed with application. 4 COPIES OF PLANS, SECTION, ELEVATIONS, LOCATION MAP + BLOCK PLAN + STRUCTURAL ENGINEERS CALCULATIONS + NEWSPAPER ADVERTISEMENT.

14. Gross floor space of proposed development (See Back) 14.85 BYE LAW APPLICATION Sq. m.
No. of dwellings proposed (if any) NIL Class(es) of Development NIL

Fee Payable £ 110 Basis of Calculation £10 PLANNING + £10 BUILDING BYE-LAW
If a reduced fee is tendered details of previous relevant payment should be given.

Signature of Applicant (or his Agent) John Henry Date 16/8/91

Plan No. 91A/1385
History P. BBL

FOR OFFICE USE ONLY

1-12-2

Amount Received £ 40.00
Receipt No. 359505/08

17-12

Checked

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 TO 1983

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. Alternatively, a copy of the notice as erected or fixed on the land or structure as required by article 16 of the permission regulations. The newspaper advertisement should state after the heading "DUBLIN" (with postal district no.):
 - (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.Applications must be received within 2 weeks from date of publication of the notice. (Advertisements acceptable in the following newspapers only:- Irish Independent, Irish Press, Irish Times, Evening Herald, Evening Press, Sunday Independent, Sunday Press, Sunday World, Sunday Tribune).
4. Four (4) sets of the drawings to a stated scale must be submitted. Each set to include a layout or block plan, location map, and drawings of relevant floor plans, elevations, sections 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 a 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 applicant 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 Corporation, Planning Department, Irish Life Centre, Lr. Abbey St., Dublin 1, Tel. No. 724755.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES *

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

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

Cheques etc. should be made payable to: Dublin Corporation.

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

DESIGN CERTIFICATE

for

NEW PARTY WALL AND MEZZANINE

to

INDUSTRIAL UNIT NO. 63

CHERRY ORCHARD INDUSTRIAL ESTATE

DUBLIN 10.



This is to certify that the design, calculations and drawings for the loadbearing elements of the above construction and the preparation of the specification for the materials to be used have been executed by or under the direct supervision of the Chartered Engineer for the Project named above. These are in conformity with current engineering standards, in particular the relevant Standards or Codes of Practice prepared by the Institute for Industrial Research & Standards (Ireland), the Building Research Station (Great Britain), the British Standards Institution, the Institution of Civil Engineers and Structural Engineers (Great Britain).

Project Engineer : Kevin Dolan
Qualifications : B.E. C.Eng. M.I.E.I.

Signed



Kevin Dolan

18 McCabe Villas,
Booterstown,
CO. DUBLIN.

AUGUST 1991

Calculation Sheet

Job No.	91/01.	Sheet No.	1 of 5	Rev.
Member/Location	PARTY WALL			
Drg. Ref.	-/100			
Made by	K. DOLAN	Date	8/91.	Chd.

INDUSTRIAL Unit No 63.
 Job Title: CHERLY DECHARD IND. EST.

NEW PARTY WALL.

Provide R.C. Column @ 1/3 p.c.
 \approx 4.85 m c/c.

SPAN F.F.C. \rightarrow PORTAL \approx 6 m.

Follow Wind Pressure of 1 kN/m²
 on block work due to main opening
 to unit (FAÇADE IS CONSERVATIVE).

\Rightarrow U.D.L TO R.C COLUMN - DESIGN AS
 VERTICALLY SPANNING BEAM.

$$w = 1 \times 4.85 = 4.85 \text{ kN/m.}$$

$$F.O.S = 1.2.$$

$$M = \frac{wL^2}{8} = \frac{(4.85 \times 1.2) \times 6^2}{8}$$

$$= 26.2 \text{ kNm.}$$

TRT 215 x 450 R.C. COLUMN

$$f_{cu} = 30 \text{ N/mm}^2$$

$$f_y = 460 \text{ N/mm}^2$$

$$d = 215 - 25 - 8$$

$$= 182.$$

$$\frac{M}{bd^2} = \frac{26.2 \times 10^6}{450 \times 182^2}$$

$$= 1.75.$$

$$\frac{100 A_s}{bd} = 1.75$$

$$= 1.75$$

$$\Rightarrow \text{As REQD} = 393 \text{ mm}^2$$

Calculation Sheet

Job No.	Sheet No.	Rev.
91/01	2 of 5	
Member/Location	PARTY WALL	
Dwg. Ref.	-/100	
Made by	Date	Chd.
V. DOLAN	8/91.	

Job Title

⇒ Provide 3 No T16 EACH FACE

⇒ Ast Prov = 603 mm².

⇒ Allow for slenderess also

U. Block BAND BEAM.

CONTRIB. AREA = 3m.

SPAN = 4.85.

U.D.L. = AS BEFORE.

$$M = \frac{wL^2}{8} = \frac{(3 \times 1.2) \times 4.85^2}{8}$$

$$= 10.6 \text{ kNm.}$$

$$\frac{M}{bd^2} = \frac{10.6 \times 10^6}{215 \times 187^2}$$

$$d = 215 - 40 - 8 = 167.$$

$$= 1.76.$$

$$\frac{10 \text{ AS}}{187} = 1/18.$$

AST REQD = 172 mm².

⇒ Provide T16 EACH FACE

AST Prov = 201 mm².

SEE DRAWING FOR DETAIL OF TIE DETAILS TO EXISTING PARTIALS, BETWEEN ELEMENTS.

WALL BAND? = 4.85 x 3.0 m ⇒ 215 Blockwork OK.

91/01

3 of 5

Member/Location

PARTY WALL

Drg. Ref.

-/100

Job Title

Made by

K. Det. An

Date

8/91.

Chd.

FOUNDATION.WALL \approx 6m length + 0.6 below GR.

$$\Rightarrow 6.6 \text{ m} @ 24 \text{ kN/m}^3.$$

$$\Rightarrow 6.6 (24 \times 0.15) = 34 \text{ kN/m.}$$

As WALL is TO U/S PARTIAL

 \Rightarrow Allow $\text{\textcircled{1}}$ L.L. of Roof $\text{\textcircled{2}}$ PARAPET WALL

$$\text{\textcircled{1}} \text{ LIVE LOADS} = 0.75 \times 6 = 4.5 \text{ kN/m.}$$

$$\text{\textcircled{2}} \text{ PARAPET WALL} = 0.15 \times 0.215 \times 24 \\ = 2.5 \text{ kN/m.}$$

Allow USE. FOUNDATION $\text{\textcircled{C}}$ 900 wide \times 300 DEP.

$$0.9 \times 0.3 \times 24 = 6.5 \text{ kN/m}^2$$

$$\Sigma = 34 + 4.5 + 2.5 + 6.5 \\ = 47.5 \text{ kN/m.}$$

SAT 900 STRIP

$$\text{BEARING} = \frac{47.5}{0.9} = 52 \text{ kN/m}^2.$$

900 \times 300 DEEP STRIP FOUND. $\text{\textcircled{A}}$
A373 MESH.

Calculation Sheet

Job No.	Sheet No.	Rev.
21/01.	A of 5.	
Member/Location	MEZZANINE	
Drg. Ref.	-/100.	
Made by	Date	Chd.
V. DOLAN	8/91.	

Job Title

MEZZANINE FLOOR:

FLOOR JOISTS:

OFFICE LOADING = 2.5 kN/m².

DEAD LOAD = 0.3 kN/m².

DL + LL 2.8 kN/m².

SPAN = 3m.

$$M = \frac{wL^2}{8} = \frac{2.8 \times 3^2}{8} = 3.15 \text{ kN/m}^2.$$

JOISTS @ 0.4m c/c

⇒ M_f = 1.26 kNm.

TRT 175 x 50 @ 100 c/c @ Gd S.C.3.

$$Z = \frac{bd^2}{6} = \frac{50 \times 175^2}{6} = 255,208 \text{ mm}^3.$$

$$M/Z = \frac{1.26 \times 10^6}{255,208} = 4.9 \text{ N/mm}^2.$$

⇒ OK.

Calculation Sheet

Job No.	Sheet No.	Rev.
91/01.	5 of 5	
Member/Location	MEZZANINE	
Drg. Ref.	-/100	
Made by	Date	Chd.
V. DOLAN.	8/91.	

Job Title:

MEZZANINE Blockwork.

Floor Loading: $2.8 \times (3/2)$
 $= 4.2 \text{ kN/m}.$

Blockwork = 2400 high
 $\approx 22 \text{ kN/m}^2.$
 $= 5.28 \text{ kN/m}.$

\Rightarrow 100 Blockwork ABOVE SLAB
 WITH RESTRAINTS / STRAPS

FOUNDATION : 600 WIDE x 300 DEEP.

SEE Dlg FOR DETAILS.