



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0010 /92 Date of Decision : 24th January 1992

Register Reference : 91A/1978 Date Received : 13th December 1991

Applicant : United Drug P.L.C.

Development : Minor alterations to approved warehouse/showroom and
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

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin
County Council, being the Planning Authority for the County Health
District of Dublin, did by order dated as above make a decision to
GRANT PERMISSION in respect of the above proposal.

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

NOTES

1. An appeal against the decision may be made to an Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.
2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

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

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

5. Approval of the Council under the Building Bye-Laws must be obtained for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



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Reg.Ref. 91A/1978
Decision order No. P/ 0010 /91
Page No: 0002

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- *17* ATTACHED.

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

Date: *27/1/92*

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the requirements of the Chief Fire officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.
- 06 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON: In the interest of health.
- 07 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.
REASON: In the interest of amenity.
- 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 a financial contribution in the sum of £ 24000. 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

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facilitate this development; this contribution to be paid before the commencement of development on the site.

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

- 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 REASON: 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 REASON: In the interest of the proper planning and development of the area.
- 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 th Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.
REASON: In the interest of safety and amenity.
- 14 That details of temporary access to be agreed on site with Roads Department, Dublin County Council.
- 14 REASON: In the interest of the proper planning and development of the area.
- 15 That the location of temporary access road shall be subject to review and shall be relocated if required by the Planning Authority.
- 15 REASON: In the interest of the proper planning and development of the area.
- 16 That wheel washing facilities to be provided close to the access/egress point during the construction process.
REASON: To avoid hazard and nuisance on adjacent public roads.
- 17 That the mature tree on the Belgard Road boundary to be protected during development.
REASON: In the interest of amenity.

NOTE: Compliance with one or more of the conditions of this permission

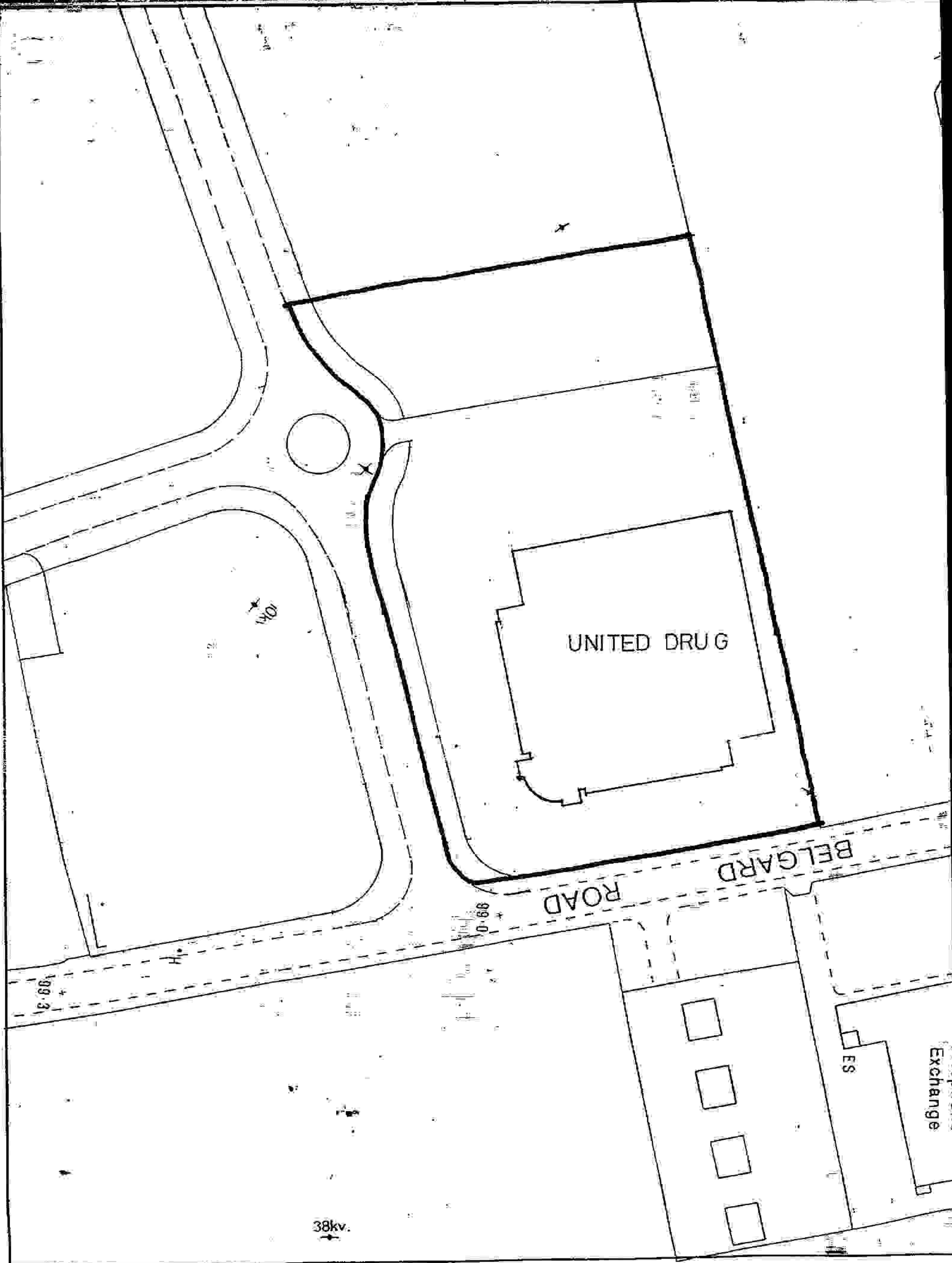


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may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.



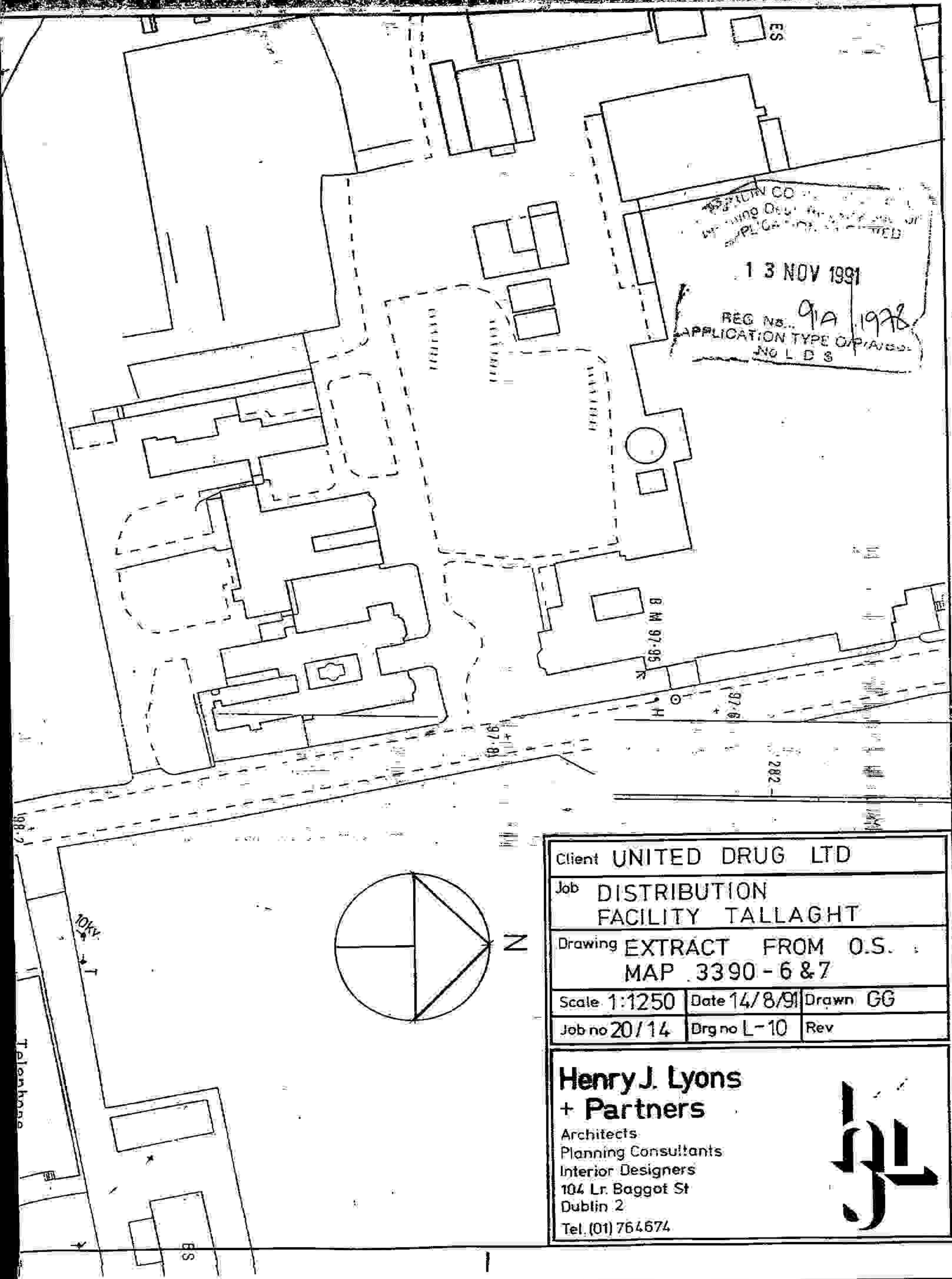
UNITED DRUG

BELGARD ROAD

Exchange

ES

38kv.



REGISTRATION CO.
 Planning Dept.
 13 NOV 1991
 REG No. 91A 1978
 APPLICATION TYPE O/P/AVISOR
 NO L D S

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

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



Henry J. Lyons & Assocs.,
104 Lower Baggot St.,
Dublin 2.

91A/1978

22 July 1992

Re: Minor alterations to approved warehouse/showroom and attached 3-storey office accommodation incl. a car park, service yard, security hut and 2 no. signs at site on Belgard Road in the Tallaght Town Centre for United Drug PLC.

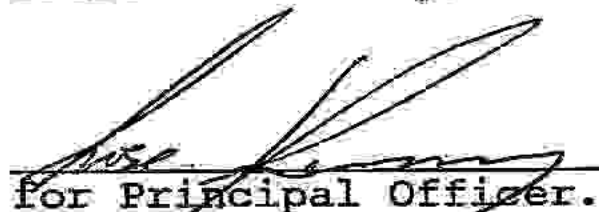
Dear Sir,

I refer to your submission received on 11th March, 1992, to comply with Condition No. 8, of decision to grant permission by Order No. P/0010/92, dated, 24th January, 1992, in connection with the above.

In this regard, I wish to inform you that the submission received on 11th March, 1992, is in compliance with Condition No. 8, of decision to grant permission by Order No. P/0010/92, dated 24th January, 1992.

The applicant is also advised that the mature sycamore alongside the Belgard Road should be retained.

Yours faithfully,


for Principal Officer.

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

6th April, 1992

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

LOCATION: site on Belgard Road in the Tallaght Town Centre
PROPOSED DEVELOPMENT: ~~Minor alterations to app. warehouse/showroom & attached 3-storey office~~
accommodation incl. a car park, service yard, security hut & 2
no. signs
APPLICANT: United Drug PLC.
PLANNING REG. REF.: 91A/1978
DATE OF RECEIPT OF SUBMISSION: 11th March, 1992

A Chara,

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

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Henry J. Lyons & Associates,

104 Lower Baggot Street,

Dublin 2

Ref: SL/EO'R

11th March 1992

Mr. Richard Cremins /
Ms. Geraldine Boothman,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 2

91A/1978
1.4.4
cont

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 MBIAT RIAI (Tech)

**Re: Minor Alterations to approved warehouse / showroom
and attached 3 storey office accommodation including
a car park, service yard, security hut and 2 no.
illuminated signs for United Drug PLC.**

Reg. Ref. - 91A/1978.

Dear Sirs,

Further to our meeting with Peter Cuthbert of the Parks Department on the on the 3rd inst., we now enclose herewith four copies of specification and drawing outlining the landscaping for the above facility.

In accordance with Condition 8 of the permission we ask you to confirm your acceptance or otherwise to the enclosed submission.

Should you have any queries in relation to same please do not hesitate to contact me.

Yours faithfully,


Sam Lyons
HENRY J. LYONS AND PARTNERS

11/3

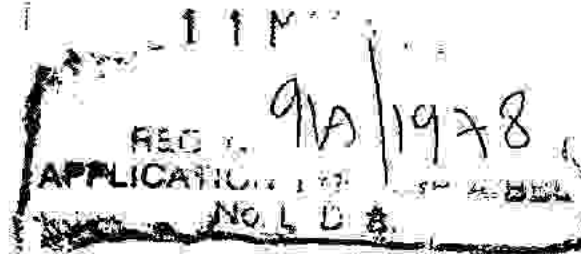
c.c. Mr. Peter Cuthbert - Parks Department

Associated Practices:

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

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

1. PLANTING



1.1 Materials

All of the specified plant material shall be of good quality, obtained from approved sources and grown in climatic conditions similar to those at the works. Plants generally shall be well developed and of the age and/of size stated, in accordance with BS3936, parts 1,4,9, and 10, covering trees and shrubs, forest trees, bulbs, and ground cover plants respectively.

1.2 Species

All of the plant material supplied shall be true to name as shown in the schedules and as per the planting plan. Plants shall be labelled in conformity with B.S 3936. The contractor shall replace any plants which are found not to conform with the schedule.

1.3 Transplants

Transplants shall have been transplanted at least once. Trees of species not listed in BS 3936: part 4:1984 shall be sturdy, with balanced root and shoot development.

1.4 Shrubs and climbers

Shrubs and climbers shall be of the minimum size specified in the schedule, with a minimum of 5 stems of reasonable vigour originating from ground level. They shall be of good health, free from pests and diseases, and possess a well developed root system.

1.5 Standard trees

Light standard trees shall be feathered, and a minimum girth of 6cm, measured at 1 metre above ground level, and a total height of 2400-2700mm. Standard trees shall be feathered, and a minimum girth of 8cm, measured at 1 metre above ground level, and a total height of 2700-3000.

Trees shall have branches growing out of the stem in reasonable symmetry. The crown and root systems shall be well formed and in keeping with the nature of the species.

Trees shall be supplied bare rooted. They shall have been regularly undercut or transplanted. They shall have been lifted carefully to avoid tearing of major roots and to preserve a substantial proportion of smaller and fibrous roots.

1.6 weedkiller application

All weedkillers shall be applied with properly designed equipment, in accordance with approved safety standards. Herbicides shall be applied to the manufacturers specification

1.7 Stakes

Stakes shall be of peeled larch, pine or douglas fir, preserved with water borne copper-chrome-arsenic. Stakes shall be turned, and painted one end. Sizes are as follows:

Standard trees:	1500x75mm
	2700x75mm
Advanced trees	2200x100mm

1.8 Tree ties

Tree ties shall be of rubber or plastic, and shall be adjustable. Ties shall be a minimum of 25mm wide, and fitted with a simple collar spacer.

Nails or staples should be used to secure the tree tie to the stake. Nails shall be 10mm diameter heads, min 25mm long, driven with two sharp blows of a hammer.

1.9 Fertilisers

Fertilisers shall be supplied in sealed bags, bearing the manufacturers name, net weight and analysis. The following chemical fertilisers shall be used:

For trees: 0:10:20

For shrubs & herbaceous plants: 0:7:30

1.10 Storage and handling

Programme deliveries to occur when staff will be on site to care for the plants. Ensure the nurseries package and label plants in accordance with BS3936 and BS5236 (as appropriate) and deliver in the shortest time prior to planting. If Plants which are not supplied in containers cannot be planted immediately, they must be heeled into shallow trenches in topsoil. Their roots covered with topsoil, and protected from animal and frost damage.

1.11 Soil conditions

Planting shall not be carried out while the soil is waterlogged, or during periods of drought. Cultivations shall not be carried out while the soil is waterlogged.

1.12 Watering

All root balled and pot grown plants shall be well soaked before planting. Generally, all planting shall be watered after planting.

1.13 Setting out & Workmanship

Generally, all planting activities shall comply with BS 4428 and 5236. Setting out and dimensions shall be from the figured dimensions, obtained by using the 2x2metre grid on the planting drawing, and scaling where indicated by the Landscape Architect. Trees, shrubs, and herbaceous plants shall be planted at the exact positions indicated on the drawings. Shrubs and ground covers planted in mass shall be at a spacing indicated on the schedule, the quantity indicated on the drawing.

1.14 Planting of standard trees

Excavate tree pits 400mm deep x 600mm wide for light standards, and 400mm deep x 650mm wide for tall and selected standards (detail 1/B).

Break up the base and sides of the pit. Remove all stones and rubbish greater than 50mm diameter. Drive the stake to its specified height (detail 2/B). Mix 250g 0:10:20 into the topsoil fill 3:1 mix of soil:peat. Centre and straighten the tree. Soil should be placed around the tree, gently shaking the tree to prevent air pockets. Secure the tree to the stake firmly but not rigidly by means of a single tie. Position the tie within 25mm of the top of the stake.

1.15 Whip Planting

Set out trees in planting positions. Excavate planting pocket 300x250mm (see detail 1/c). Remove any stones and debris greater than 50mm from fill. Mix topsoil / peat ameliorant in a 3:1 ratio. Incorporate 30g 0:10:20 into the fill. Partially fill pit and insert whip ensuring that the roots are spread out and the whip is at the same level as in the nursery. Backfill soil in layers, firming as filling proceeds.

1.16 Shrub planting

Mark out the position of the shrubs to be planted in accordance with the planting plan.

Excavate the planting hole such that it is deep enough to accommodate the rootball and 150mm wider than the width of the rootball. Remove polythene and other non-perishable containers.

Prune any badly damaged roots. Set shrubs in holes so that the soil level after settlement will be at the original soil mark on the stem of the shrub. Fill the hole to half its depth and firm in by treading. Fill the remainder of the soil and firm in by treading.

topsoil: peat mix.

1.17 Completion

Leave the ground free of superficial debris, rake off and even the surface.

Remove all stones greater than 50mm diameter

2. Seeding of grass areas

2.1 General

In general, seeding shall conform to BS 4428: 1979, seeding of grass areas.

2.2 Preparation of soil for seeding

In preparing for seeding, the surface of the soil should be lightly and uniformly firmed and reduced to a fine tilth up to 25mm in depth.

Compacted areas of ground shall be broken up sufficiently to allow seeding.

All stones and debris greater than 50mm shall be removed.

2.3 Sowing

Sowing may only proceed if the soil conditions are deemed adequate, during calm and dry weather. Sowing operations shall commence after the earthworks and planting are completed. The soil shall be raked over after sowing.

2.4 Seed quality

The contractor shall be responsible in providing a certified seed mixture for the grass seeding work, which entails the use of grass seed with a Dept of Agr certificate of purity.

2.5 Fertilisers

Fertilisers shall be supplied in sealed bags, which show their chemical analysis. A fertiliser containing 7:6:17 shall be applied to all areas to be seeded at a rate of 50g per sq. metre.

2.6 Grass seed mixture

A mixture of 40% Perennial ryegrass, 20% Brown top bent, 30% Chewings fescue, and 30% Smooth stalked meadow grass shall be used to seed all areas, applied at a rate of 45g per sq. metre.

3.0 Aftercare

3.1 Period

The contractor shall be responsible for maintaining the site for a period of 18 months from the date of completion.

3.2 Description of the work for maintenance:

1.Planting

Maintenance of the site shall include the removal of weeds involving chemical and hand weeding, firming and adjusting tree ties, watering as required and generally insuring that the site and its plants are kept in a good condition.

2.Grass areas

Maintenance of grass areas shall include weed control, pest control, and edging to hard surfaces and planted areas. Grass shall be cut to a height of 50mm at weekly intervals during the growing season. All grass debris, clippings etc, shall be removed from grass areas, and adjacent hard surfaces.

SCHEDULE OF WORKS

Trees:

Supply, plant, stake and tie

28 No. Tilia Platyphyllus	8-10cm. Std.
4 No. Acer Platanoides	8-10cm. Std.
20 No. Alnus Glutinosa	90-120cm. Trans.
20 No. Betula Pubescens	90-120cm. Trans.
20 No. Acer Pseudo Platanus	90-120cm. Trans.
20 No. Salix Viminalis	90-120cm. Trans.
20 No. Fraxinus Exelsior	90-120cm. Trans.
20 No. Corylus Avellana	90-120cm. Trans.
20 No. Fagus Sylvatica	90-120cm. Trans.
20 No. Acer Platanoides	90-120cm. Trans.
20 No. Larix Decidua	40-60cm. Trans.
20 No. Pinus Sylvestris	40-60cm. Trans.

Shrubs:

Supply, and plant

600 No. Viburnum Tinus	30-40 cm
600 No. Lavandula "Lodden Pink"	30-40 cm
9 No. Parthenicissus Quinquifolia	60-90 cm

Grass Areas:

Rotovate 150mm deep. Remove stones. Prepare for seeding. Fertilize.
Grass seed 0.04kg per m². Harrow in and roll.

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



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Telephone: (01)724755
Fax: (01)724896

Register Reference : 91A/1978

Date : 16th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Minor alterations to approved warehouse/showroom and 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 13th December 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 Tel. No. _____
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. 764674
5. Name and address to which Henry J. Lyons and Partners,
notifications should be sent 104 Lower Baggot Street, Dublin 2
6. Brief description of Minor Alterations to approved Warehouse, Showroom and Attached
proposed development 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 **NIL**
- 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.
- 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.

Irish Press 12/12/91

- 14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
- 15.Lis
sp **DUBLIN COUNTY COUNCIL**
Planning permission sought for minor alterations to approved 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 PLC.
4 copies of drg. no.s 20/14/L01C - L11 inclusive, Drg. No. 33
4 copies of Location Map. Advertisement from Irish Press
dated 12th December 1991. 4 copies of report on proposal.
- 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
No Planning Fee is required. As agreed with Planning Authority on the 11th December.

Signature of Applicant (or his Agent) [Signature] Date 13th Dec 1991

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1978
Amount Received £ 4.48.4
Receipt No 21-8
Date 21-12



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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

Henry J Lyons & Partners

Architects, Planners,
Interior Designers

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

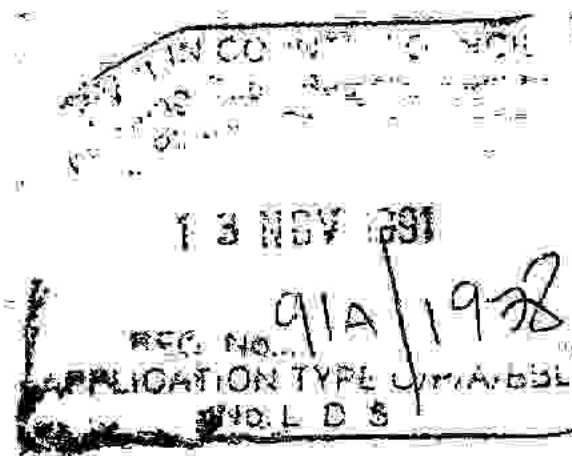
Anthony K. Lyons BArch MRIAI
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Paul O'Brien BArch MRIAI RIBA
Derek Byrne Dip Arch Tech MBIAT RIAI (Tech)

Ref: SL/EO'R/20/14

12th December 1991

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



**Re: Minor Alterations to Approved Warehouse / Showroom
and attached 3 storey Office Accommodation including
Car Park, Security Hut and 2 no. illuminated signs
at site on Belgard Road in the Tallaght Town Centre
Designated Area for United Drug P.L.C.**

Reg. Ref. 91A - 1358.

Dear Sirs,

Please find enclosed our submission for Planning Permission which includes :

1. Completed Application Form.
2. 4 copies of drawing no.s 20/14/L01C, L02G, L03B, L04B, L05A, L06B, L07B, L08B, L09A, L10, L11A and L33.
3. 4 copies of report on proposal.
4. Letter from Dublin Corporation regarding our clients interest in the site.
5. Advertisement in the Irish Press dated 12th December 1991.

The minor alterations involve :

- A. The redesign and location of the security hut; all as outlined in drawing nos. L01C, L09A.
- B. Alterations to the main entrance gates as outlined in drawing No. L11A.

As discussed at our meeting of the 11th inst. with Officials of the Planning Department and the Roads Department, our client has become increasingly concerned at Condition No. 15 of the original permission (Reg. Ref. 91A 1358) which provides :

Condition 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".

Associated Practices:

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

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

United Drug are now in a position to complete the purchase of the site and instruct their contractors, Messrs. Sisk, to commence construction on the 2nd January 1992. However the wording of Condition No. 15 is a serious impediment as it could be interpreted in the following manner :

1. The Contractors cannot occupy the site to carry out the works until such time as the access road and roundabout are complete.
2. More importantly that United Drug, who have to be in occupation by June 1992, are totally dependant on the road works being complete by this date. This is, of course totally outside United Drugs control.

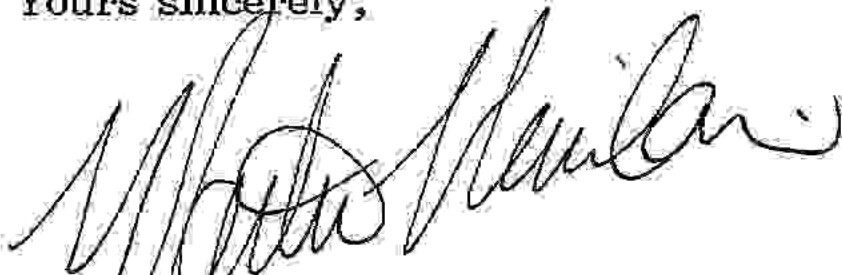
This is an unforeseen development which in causing huge practical problems. The United Drug project represents a development in the Tallaght Area Designated Lands which is in excess of £4 million and is not alone very welcome but represents the first development on this particular block of land. This is also a development which has had the utmost support and cooperation from the County Council and the Corporation which is very much appreciated by United Drug.

It would appear that the only way to resolve the matter is by having this condition dropped or substituted by another condition giving temporary access to United Drug site from an opening on the Belgard Road to facilitate the commencement of construction of the development envisaged by the original permission and thereafter the occupation and use of same by United Drug. The temporary access would, of course, terminate on the completion of the main access road and roundabout.

We thank you for your kind cooperation in this matter. The planning fee for this application, as agreed, has been waived by yourselves owing to the extenuating circumstances.

Should you have any queries in relation to this application please do not hesitate to contact us.

Yours sincerely,



Sam Lyons

p.p. HENRY J. LYONS AND PARTNERS

Dublin Corporation

Corporas 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

M.J.L.

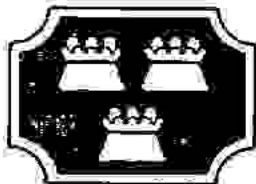
14 AUG 1991

M. J. L.

Fax No: 777780.

Our Ref: PW/CW

13th August, 1991.



DUBLIN COUNTY COUNCIL
Planning Department
PLIG

13 NOV 1991

91A/1978

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

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.

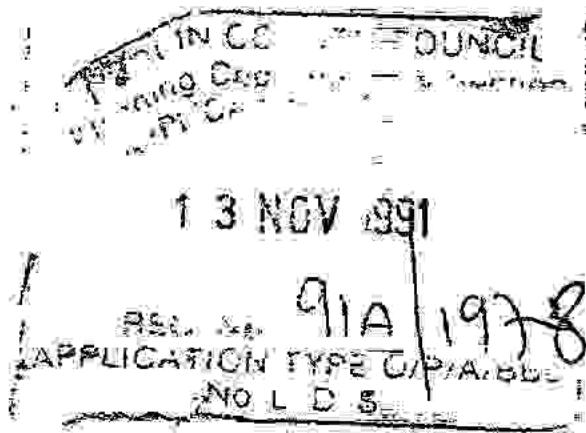
Yours faithfully,

J. Woods
PRINCIPAL OFFICER.

MH/AR/20/14

11th December 1991.

Al Smith Esq.,
Principal Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Henry J Lyons & Partners

Architects, Planners,
Interior Designers

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Derek Byrne Dip Arch Tech MBIAT RIAI (Tech)

Re: Proposed Development at the Belgard Road
for United Drug Plc.

Planning Permission : 91A / 1358

Dear Mr. Smith,

May I take this opportunity of thanking you most sincerely for arranging the meeting with all parties this morning for the purposes of deciding how any technical problems with Condition No. 15 of the Planning Permission might be overcome or satisfied.

I note that at the meeting :

- * Mr. Henry explained the position regarding the roads and service pipe lines to facilitate the development to the extent that the Contract had been awarded, subject to notification to Council members and that the Contractor would commence work early in February.
- * That you believe it would be possible for you to issue a letter from your Council immediately confirming in effect that the Roads Contractor would be going on site in February, that the Contractor would be directed to construct that portion of the roundabout and road and indeed the services necessary to facilitate this development as the first works to be undertaken and that the roads and services so required would be in a sufficient state to facilitate the occupation and use of the development by United Drug when constructed early in June 1992. It is imperative to the interest of United Drug that they can occupy the development and use same immediately when constructed for the reasons outlined at the meeting.

Associated Practices:

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

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

Following your very helpful suggestion I confirm that we are now meeting Mr. Henry of the Roads Department to agree the temporary access opening and are preparing today an application for Planning Permission on the same terms as Permission 91A/1358, which will be lodged with you on Friday.

I note that planning fees will be waived by your Council relative to this application and further I note that you would anticipate a Notification of a Decision to Grant a Permission being issued not later than the second week in January 1992 on the same terms as the existing Planning Permission 91A/1358 but without Condition No. 15. In it's place I understand you will deal with the temporary access provision to be agreed.

Finally I note that the Council has no objection (subject to agreement on access location from the Belgard Road) to the development commencing as per Planning Permission 91A/1358 on the 1st of January 1992 and to enable United Drug proceed to completion of the purchase of the site from Dublin Corporation and finalise their Contract with John Sisk and Son Limited. Your confirmation, by return, of our understanding regarding the above would be appreciated.

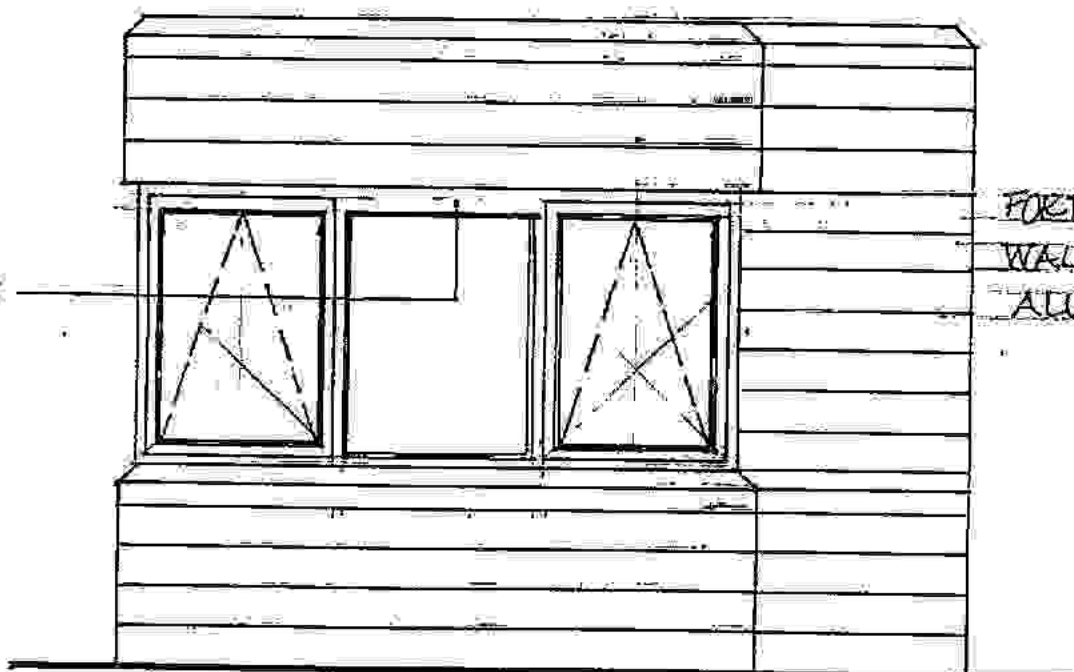
May I finally express on behalf of United Drug and ourselves our sincerest thanks and appreciation to the various officials of Dublin County Council / Corporation and your good self for all the facilities afforded to us to enable this worthwhile project take place.

Yours sincerely,



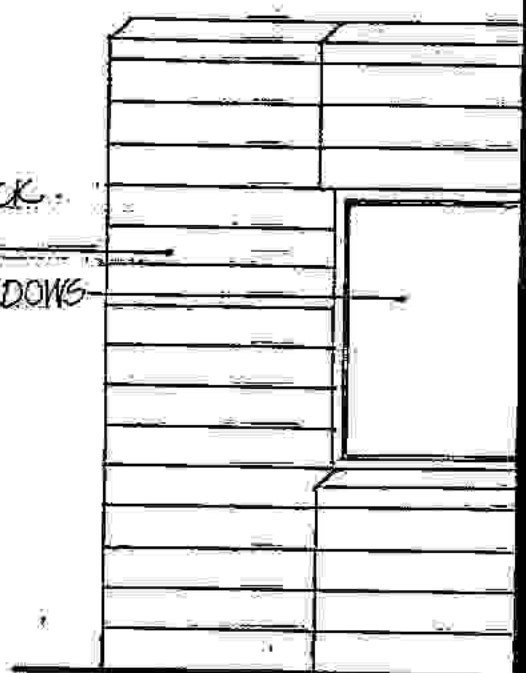
Martin Henihan.
HENRY J. LYONS & PARTNERS.

PERMAVENT

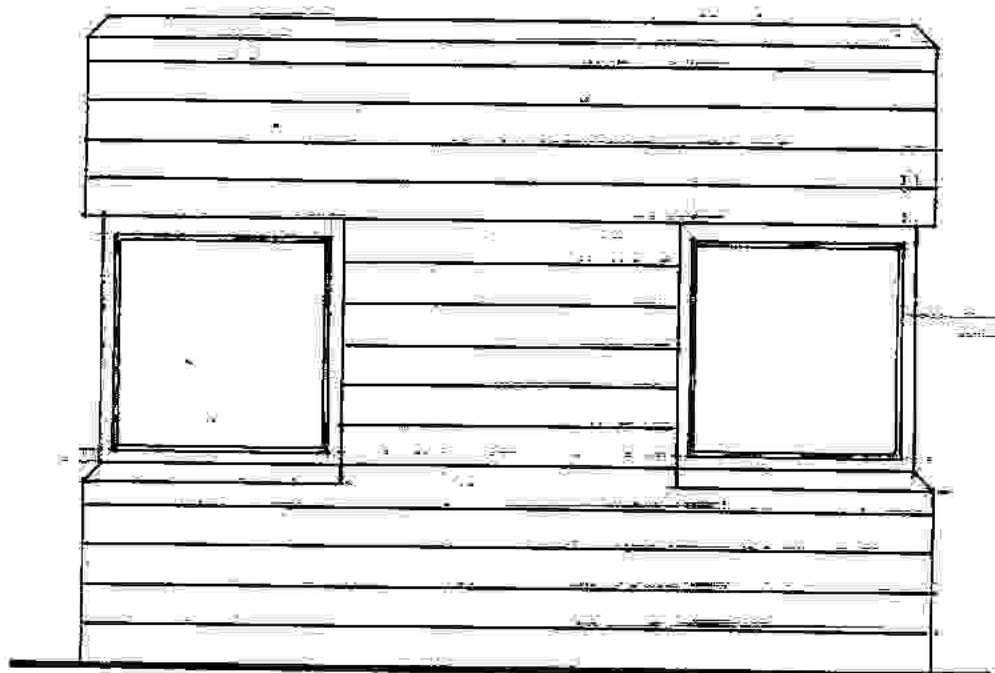


ELEVATION A

PORTCRETE BLOCK
WALLS
ALUMINIUM WINDOWS

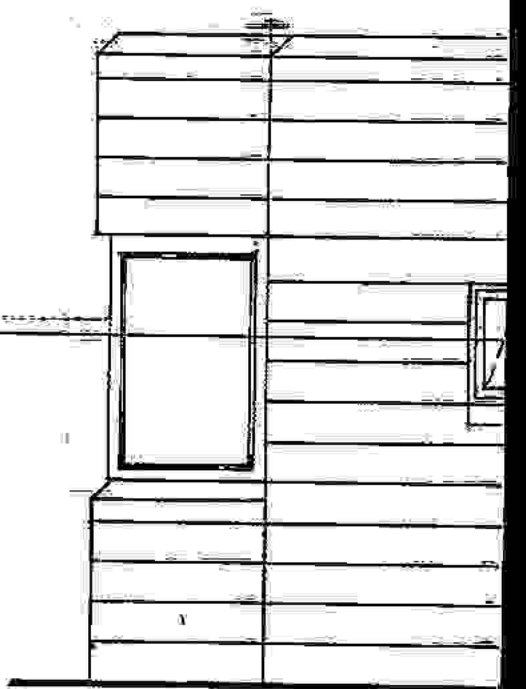


ELEVATION C



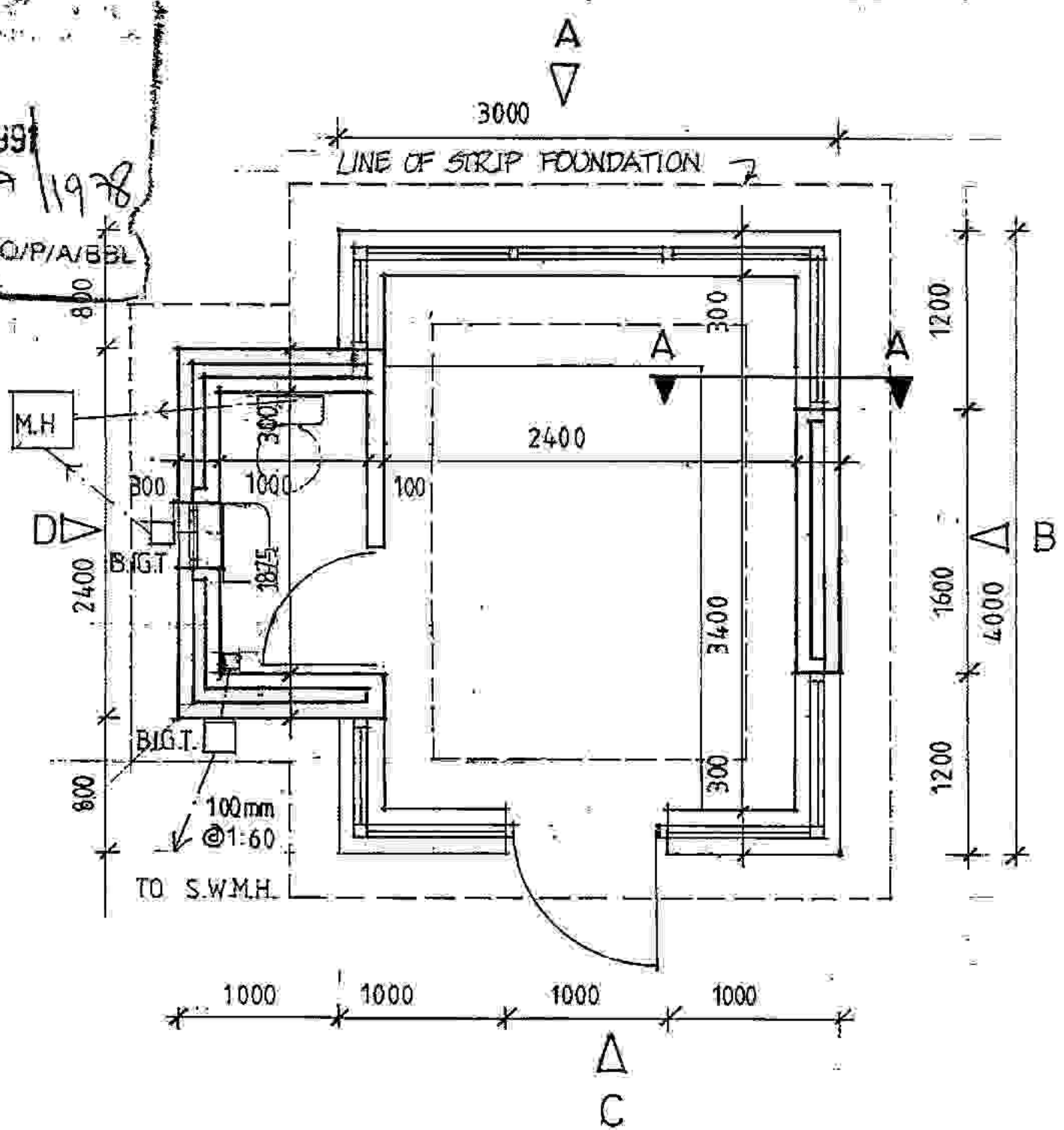
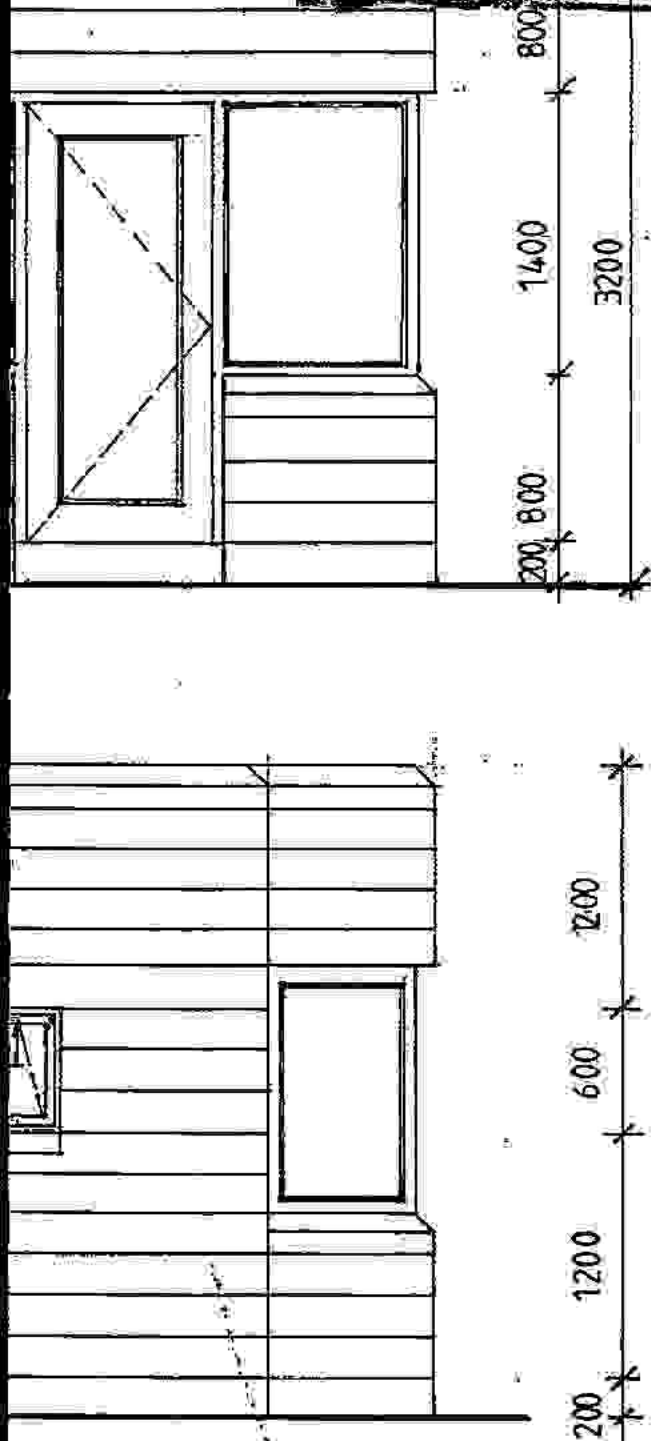
ELEVATION B

PERMAVENT



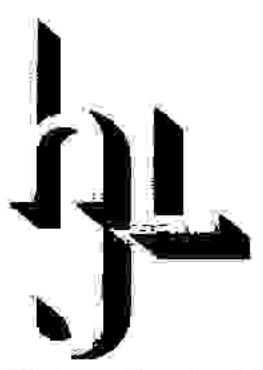
ELEVATION D

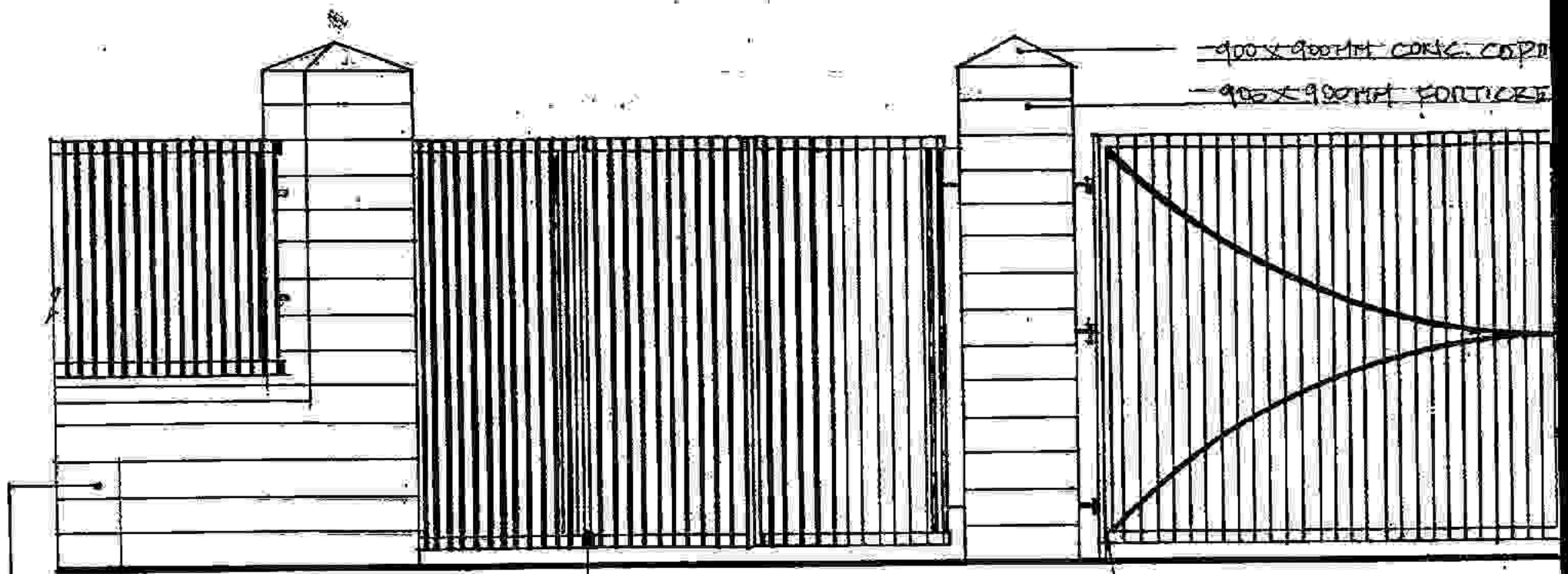
13 NOV 1991
 91A 11978
 REG No
 APPLICATION TYPE Q/P/A/B/L
 No. L.D.S.



Client UNITED DRUG		
Job DISTRIBUTION FACILITY TALLAGHT		
Drawing SECURITY HUT		
Scale 1:50	Date 12/12/91	Drawn GG
Job no 20/14	Drg no 33	Rev

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

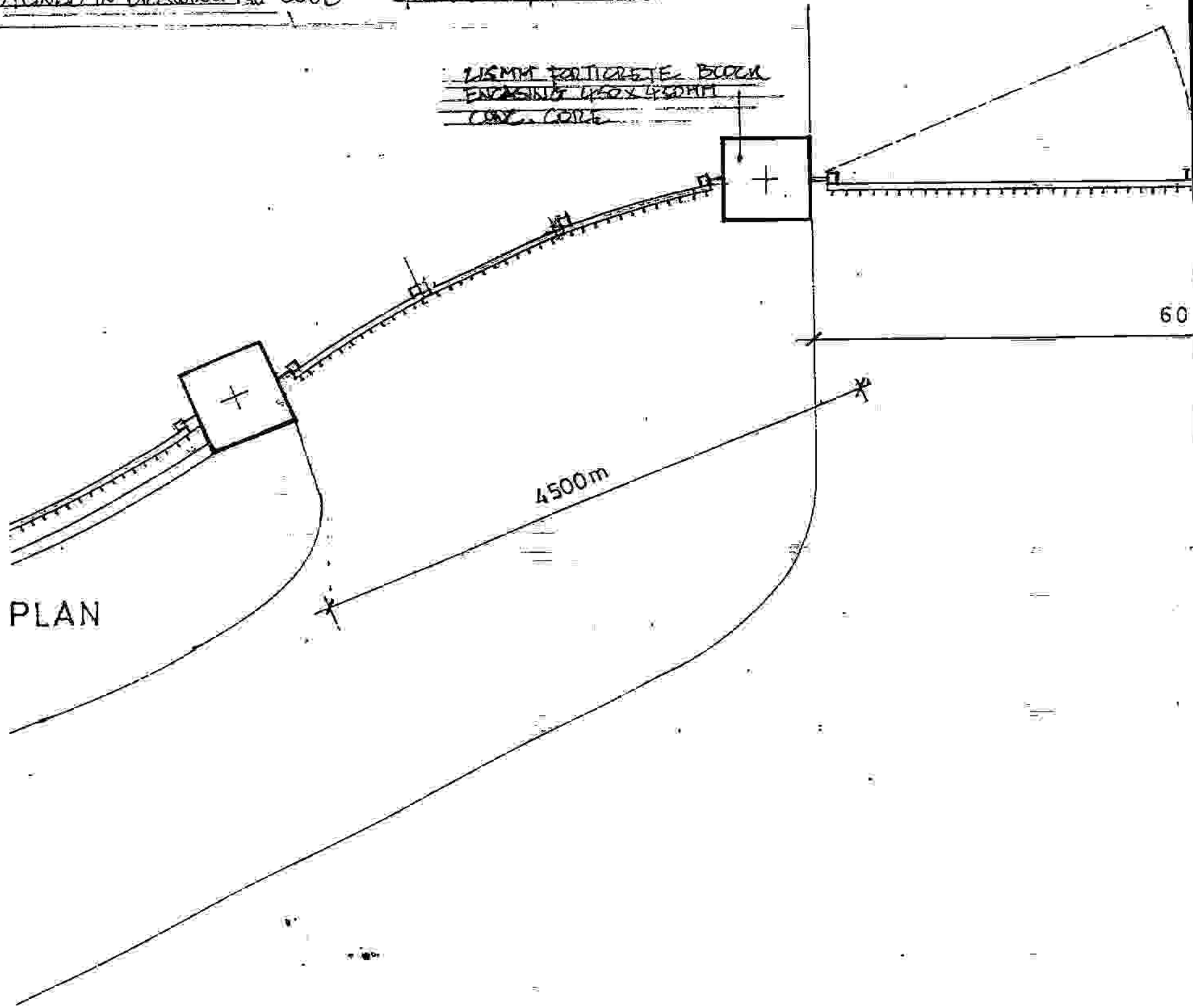


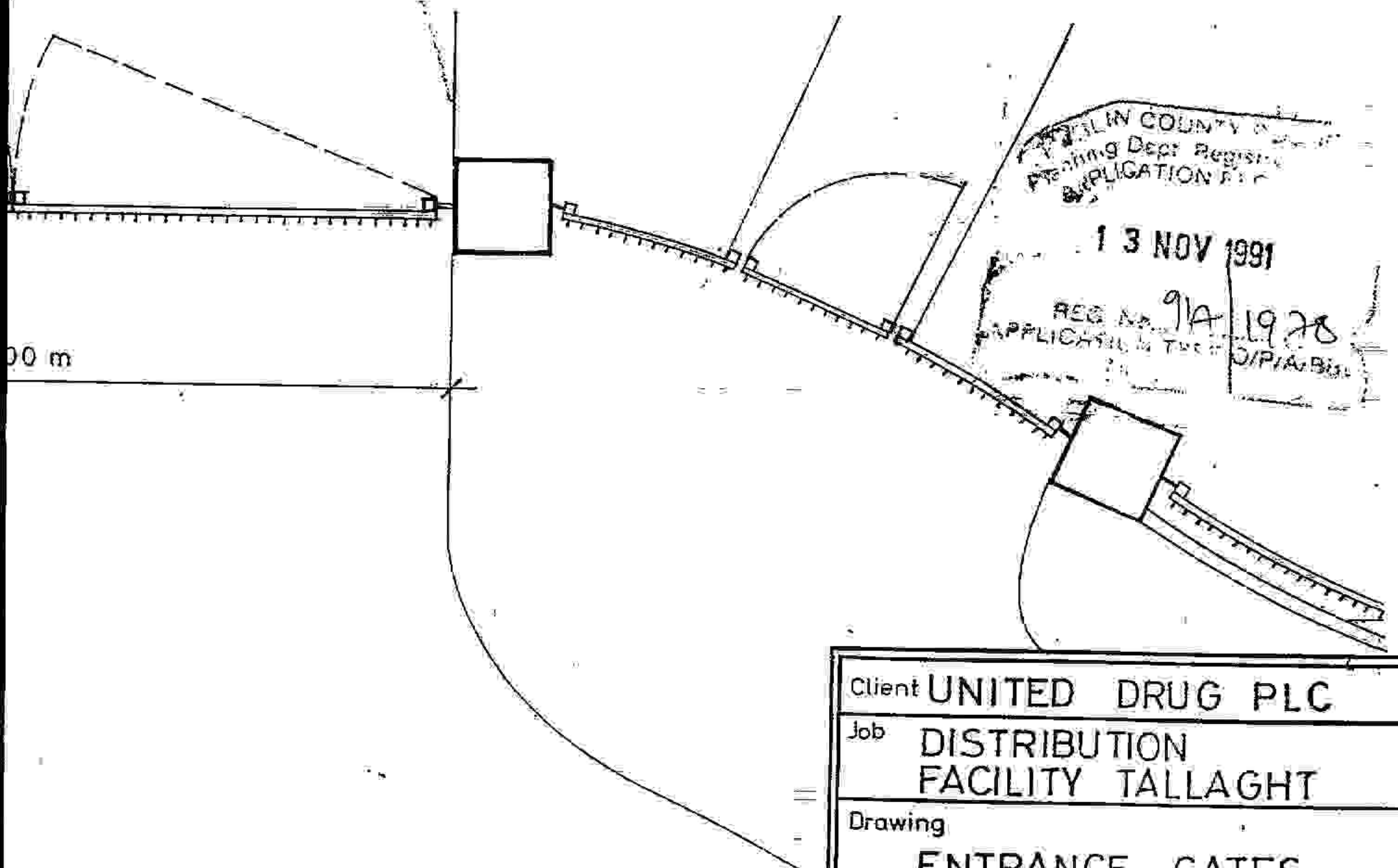
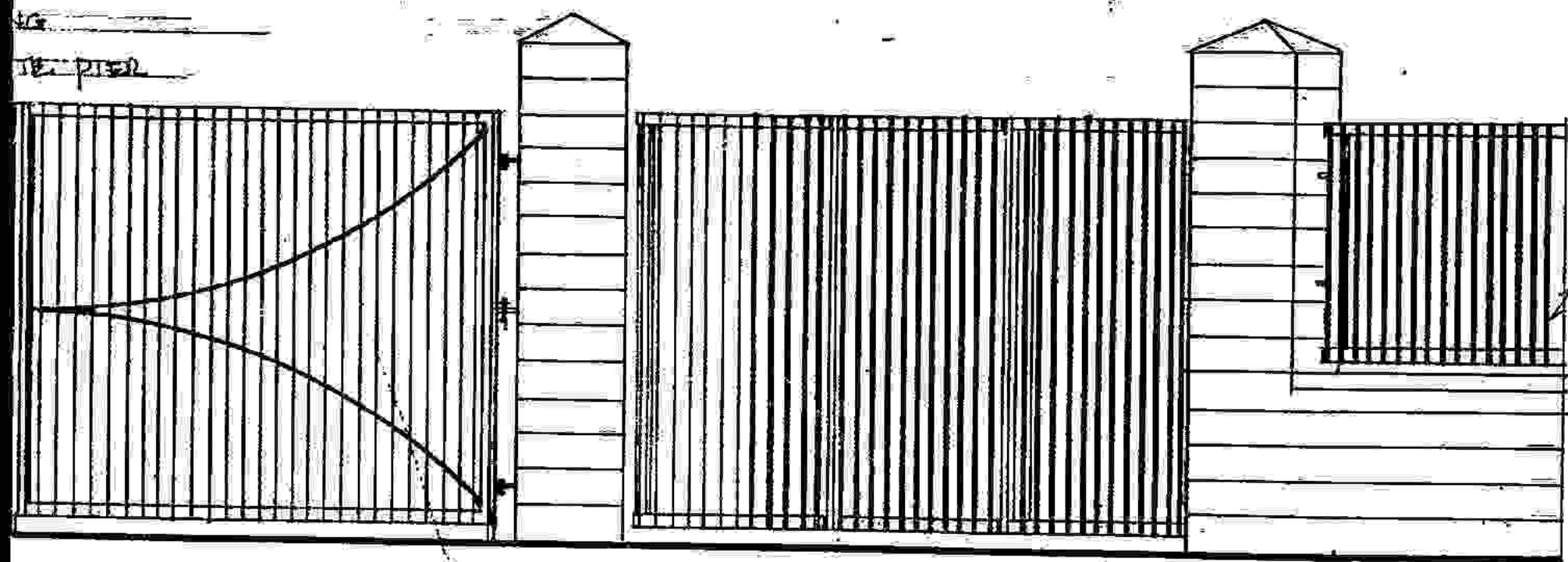


DRAWINGS & VIEWS AS
OBTAINED IN DRAWING No 106B

RAILINGS TO SIZES
PREVIOUSLY OBTAINED

125MM FORTI. CONCRETE BLOCK
ENCLOSING 450 x 450MM
CONC. CORE





DUBLIN COUNTY
 Planning Dept Register
 APPLICATION No
 13 NOV 1991
 REG No 91A 1978
 APPLICANT: THE O/P/AG/BI

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

Henry J Lyons & Partners

Architects, Planners,
Interior Designers

104 Lr. Baggot Street,
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Paul O'Brien BArch MRIAI RIBA
Derek Byrne Dip Arch Tech MBIAT RIAI (Tech)

13 NOV 1991

REG N 31A/1978
APPLICATION

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

DECEMBER 1991

Associated Practices:

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

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

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.

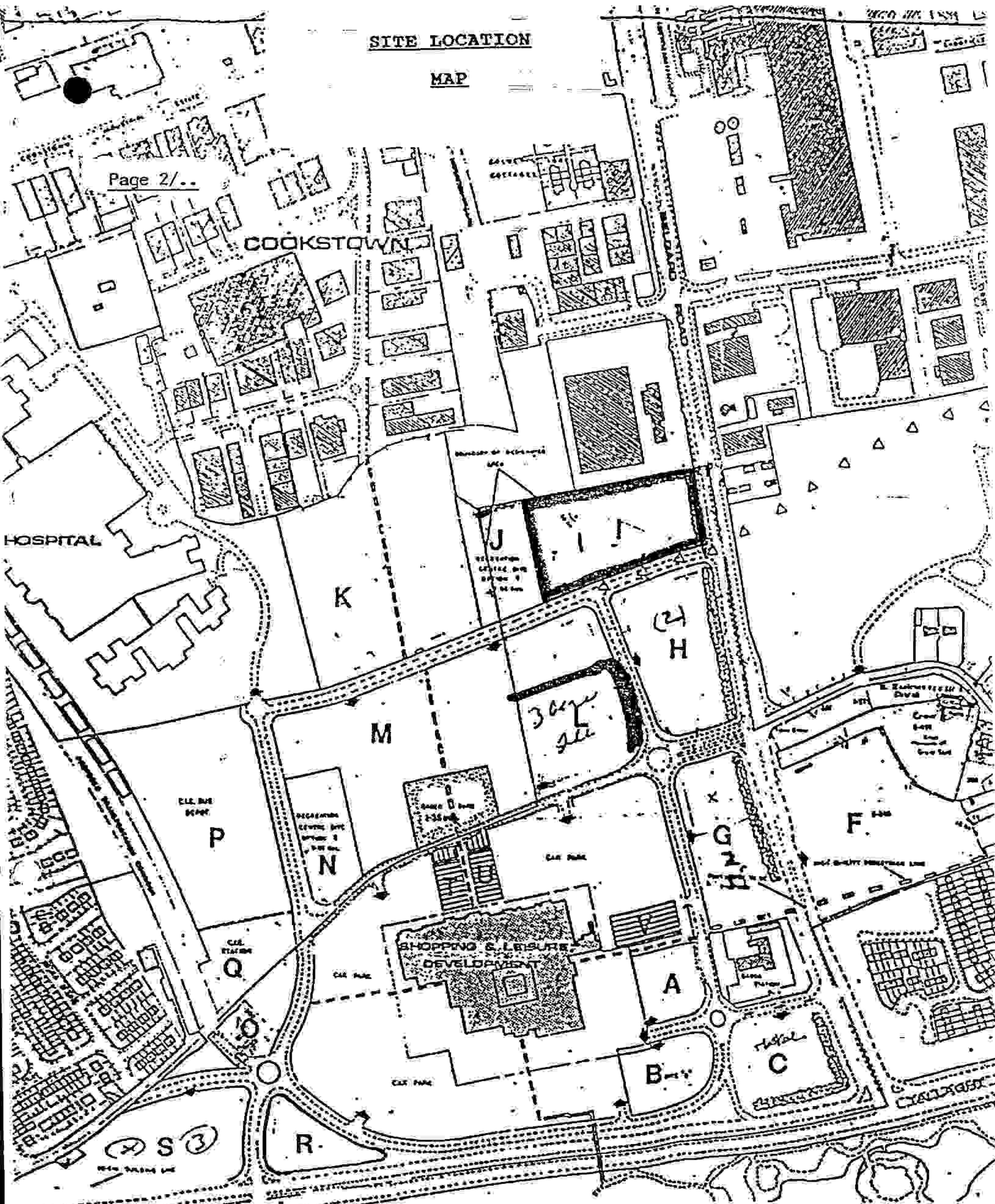
SITE LOCATION

MAP

Page 2/..

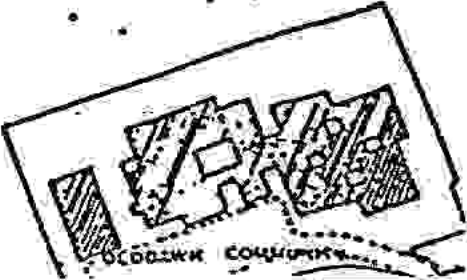
COOKSTOWN

HOSPITAL



UNITED DRUG WHOLESALE LTD.

Proposed Design & Construct Facility, Belgard Road.



Members of Planning Dept.
 The road to be built
 construction to be shown in
 proposed development plan

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	2384 M2
Warehouse	3610 M2
Plant Room	148 M2
	<u>6142 M2 (66,112 sq.ft.)</u>
	====
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.

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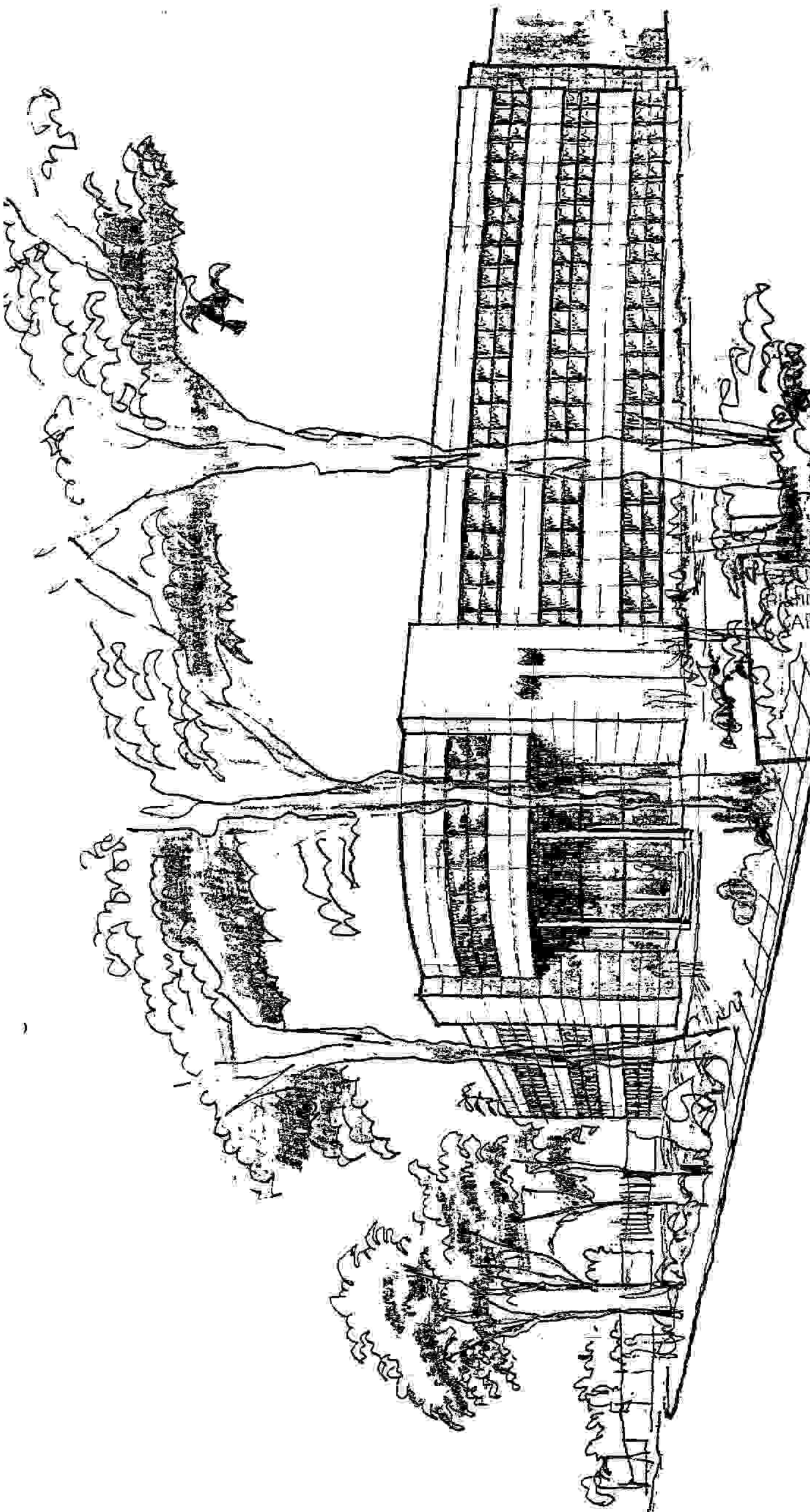
Bye Laws : The Bye Law application is not part of this submission but will be made either at the end of this month or the beginning of September next. It is expected that if there are any outstanding issues such as the exact location of manholes and E.S.B. lines then these will be clarified at that stage.

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.



DUBLIN COUNTY COUNCIL
Planning Dept
APPLICANT
10.10.1991
REG No. 91/K/1359

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