

91/0607

PROPOSAL: Change use from light industrial warehouse to trailer manufacturing & repairs  
LOCATION: Unit 4 Bessar drive, Clondalkin Industrial Estate, D22  
APPLICANT: Transco Spares Ltd

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID	DATE/RECEIPT NO.
Dwellings	1013.25		1014.13			
579.0m <sup>2</sup>						88' overage

Ann 1 Certified: Signed: *[Signature]* Date: 23/4/91  
 Ann 1 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Units 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Date: 23/4  
 Units 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

REF. NO.: 91A/0607 CERTIFICATE NO.: 14674B  
 PROPOSAL: Change use from light industrial warehouse to trailer manufacturing + repairs  
 LOCATION: Unit 4 Bessar drive Clondalkin Industrial Estate, D22  
 APPLICANT: Transway Spaces Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	REQ. FEE APPL.	AMT. OF REQ. FEE
A	Dwelling (Houses/Flats)	€ 255					
B	Domestic Ext. (Improvement/Alts.)	€ 210					
C	Building for office or other comm. purpose <u>579.00</u>	€ 29.50 per sqm or 1/100 of 579.00	<u>2026.50</u>	<u>2026.50</u>	<u>€ 1.74</u>	<u>€ 1.74</u>	<u>€ 1.74</u>
D	Building or other structure for purposes of agriculture	€ 2.00 per sqm or 1/100 of 1000.00					
E	Petrol Filling Station	€ 2200					
F	Dev. of prop. not coming within any of the foregoing classes	€ 70 or € 9 per sqm whichever is the greater					

Column 1 Certified: Signed: J. G. [Signature] Grade: D/TE Date: 23/4/91  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: M. O'Han [Signature] Grade: C/O Date: 23/4  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/607*

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *6233* <sup>*sq*</sup>

MEASURED BY:

*J.Y.*  
*23/4/91.*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: *1*  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

# DUBLIN COUNTY COUNCIL

Personal Callers/  
Enquiries to:  
Liffey House  
24/25 Tara Street  
Dublin 2  
Telephone 773066

BUILDING BYE LAWS

## APPROVAL NOTICE

Address for  
Correspondence:  
Building Control Section  
Planning Dept.  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

Application received: 17/4/1991  
Applicant: Transway Spares Ltd.  
Submitted by: McElroy Archs., 11 Braemor Pk., Churchtown, Dublin 14.  
Reg. No.: 91A/607  
Order No.: BBL/2246/91  
Proposal: Change of use from existing light industrial warehouse to trailer manufacturing & repairs.  
Location: Unit 4 Bessar Drive, Clondalkin Industrial Estate, Clondalkin.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

- (1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.
- (2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

*Note A* The Chief Fire Officer's requirements include the provisions of Parts. N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

*Note B* The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

- (3) That the Food Hygiene Regulations 1980/89 are complied with.
- (4) That the Safety in Industries Act 1955-80 and regulations made thereunder are complied with.
- (5) That the Health, Safety and Welfare at Work Act 1989 is complied with.
- (6) Internal water closet accommodation and lobbies leading thereto must be permanently and independently ventilated to the open air.
- (7) That any effluent other than domestic effluent is subject to the provisions of the Water Pollution Act.
- (8) That surface water run-off is subject to the the provisions of the Water Pollution Act.
- (9) That all water connections to the existing system, swabbing and chlorination are carried out by Dublin County Council personnel at the applicants expense. Twenty four hour water storage is to be provided.

- Important**
- (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.
  - (2) At least two clear days notice in writing must be given to the Building Control Section,
    - (a) of the date on which execution of the work will be commenced.
    - (b) before proceeding with the covering up of any drain or the filling in any foundation.
  - (3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date: 20 SEP 1991

  
Senior Administrative Officer

**N.B.** Inspection forms are attached for completion and return to Senior Engineer, Dublin County Council, Building Control Section, Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work reaches the stage set out in the relevant forms, not less than 2 clear days before the inspection is to be made. Where appropriate Architects should pass inspection forms to Builders.

2246

LM 19

COMHAIRLE CHONTAE ATRA CLIAITH

DUBLIN COUNTY COUNCIL

REG. NO.: 91A/607 DATE: 17<sup>th</sup> September 1991

APPLICATION LODGED: 17<sup>th</sup> April 1991

PROPOSAL: Change from existing light industrial use to  
to textile manufacturing and repairs

LOCATION: Unit 4, Derron Drive, Blanchardstown, Dublin 15

APPLICANT: James J. O'Sullivan

Notice of approval under the Building Bye-Laws may be issued provided work is carried out to comply with the following conditions:

114 & 117

PL 1990

- 3 That the Food Hygiene Regulations 1980/89 are complied with
- 4 That the Safety in Industries Act 1955-80 and regulations made thereunder are complied with
- 5 That the Health, Safety and Welfare at Work Act 1989 is complied with
- 6 That internal water closet accommodation and latrine leading thereto must be permanently and independently ventilated to the open air
- 7 That any effluent other than domestic effluent is subject to the provisions of the Water Pollution Act
- 8 That surface water run-off is subject to the provisions of the Water Pollution Act
- 9 That all <sup>water</sup> conversions to the airstay system, scrubbing and chlorination are carried out by Dublin Co. Co. personal at the applicant's expense. Twenty four hour water storage is to be provided

James J. O'Sullivan  
18/9

SS only

Mary G.

Register Reference : 91A/0607

Date : 29th April 1991

Development : Change of use from existing light industrial warehouse to trailer manufacturing and repairs

LOCATION : Unit 4 Bessar Drive, Clondalkin Industrial Estate, Clondalkin

Applicant : Transway Spares Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 17th April 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL  
14 MAY 1991  
SAN SERVICES

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICER  
- 6 JUN 1991  
Returned *GH*

Date received in sanitary services

FOUL SEWER

Available - existing system.  
Any effluent other than domestic effluent to be subject to the provisions of the Water Pollution Act.

SURFACE WATER

Available - existing system.  
Surface water run-off is subject to the provisions of the Water Pollution Act.

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

PLANNING DEPT. 20/5/91  
DEVELOPMENT CONTROL SECT  
Date ..... 07.06.91 .....  
Time ..... 12.00 .....

*Y.R.*  
*30/5/91*

Register Reference : 91A/0607

Date : 29th April 1991

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY.....

Water available. Supply to be  
retained. All connection to existing system  
snobbing and chlorination by DOE Personnel  
at applicants expense. 24 hr storage  
Recd. F. Lofhus EE 17/5/91

ENDORSED \_\_\_\_\_

DATE 30/5/91

BML  
17/5/91

P/2524/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0607

Date Received : 17th April 1991

Correspondence : McElroy Architects,  
Name and : 11 Braemor Park,  
Address : Churchtown,  
Dublin 14.

Development : Change of use from existing light industrial warehouse  
to trailer manufacturing and repairs

Location : Unit 4 Bessar Drive, Clondalkin Industrial Estate,  
Clondalkin

Applicant : Transway Spares Ltd

App. Type : Permission

Zoning : E

CONVI
Standard <i>Change</i>
Roads <i>of use</i>
S. Servs <i>from</i>
Open Space <i>annexed</i>
Other
SECURITY <i>inf</i>
Bond / C.I.F.
Cash:

(MG/BB)

Report of Dublin Planning Officer dated 30th May, 1991.

This is an application for planning permission for change of use from existing light industrial warehouse to trailer manufacturing and repairs at Unit 4, Bessar Drive, Clondalkin Industrial Estate, Clondalkin, Dublin 12, for Transway Spares Ltd.

The proposed site is located to the north of Bessar Drive in the Clondalkin Industrial Estate. It is located in an area zoned E "to provide for industrial and related uses" in the Dublin County Development Plan, 1983.

Unit No. 4 and the adjoining units No. 1 - 3 were constructed on foot of a grant of permission under reg. ref. SA 1590 in 1979.

The proposed site is rectangular in shape and has a total area of 3929 sq. metres (stated). It is surrounded on all sides by existing palaside fencing. This was erected on foot of a grant of permission under reg. ref. 85A-533. The northern boundary comprises palaside fencing and an existing brick wall. There is a high hedgerow adjoining the railway line to the rear.

The existing building has a floor area of 579.5 sq. metres (stated). This comprises a large open plan industrial unit and office, canteen and toilet accommodation on two floors to the front. This building has a brick and part glad finish.

There is an existing access in the east elevation.

This site was inspected on the 21st May, 1991. The area to the front of the existing building has a tarmacadam surface and is used for car parking



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0607

Page No: 0002

Location: Unit 4 Bessar Drive, Clondalkin Industrial Estate, Clondalkin

purposes. The balance of the site has a concrete surface. On site inspection it was noted that this area is used for parking of trucks, large containers and trailers. A number of containers appear to be used for storage purposes. A sign on the existing building refers to the occupants as, Transway Spares Ltd, the applicants in this instance.

The current application provides for the addition of 3 no. shuttered entrances in the eastern elevation.

Site layout maps submitted identified a security fence to be provided across the site as per grant of permission under reg. ref. no. 88A-533. This security fence has not been provided to date.

No details are included in the application regarding the provision of car parking facilities on site. It is noted that a total of 17 car parking spaces are required to meet Development Plan standards for this development. The site is sufficiently large to accommodate these spaces.

No details have been submitted regarding landscaping of the proposed site, although it is noted that this was conditioned under the grant of permission under reg. ref. no. 88A/533.

The proposed change of use is considered acceptable and consistent with the zoning objective at this location. Matters regarding car parking and landscaping can be dealt with by condition.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (10) 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.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0607

Page No: 0003

Location: Unit 4 Bessar Drive, Clondalkin Industrial Estate, Clondalkin

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

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

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

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

REASON: In the interest of health.

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

REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.

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

REASON: In the interest of health.

07 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards. In this regard a car parking layout providing for 17 no. car parking spaces is to be submitted for <sup>planning</sup> agreement with the Planning Authority. These spaces to be marked out on site ~~prior to commencement of development on site.~~

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

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

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

09 That 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 developer shall plant a line of saplings at 2 metre intervals within a 1 metre wide landscaping reservation to the rear of the front (south) boundary. This area to be additionally planted with ~~self~~ <sup>self</sup> maintained durable shrubery. Further sapling planting to take place at 3 metre intervals along side boundaries. ~~Planting to take place in the first planting season following the start of~~ <sup>commencement of development.</sup>

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0607

Page No: 0004

Location: Unit 4 Bessar Drive, Clondalkin Industrial Estate, Clondalkin

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

*226*  
Endorsed: .....  
for Principal Officer

.....  
for Dublin Planning Officer

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (10) conditions set out above is hereby made.

Dated : ..... 5 June 1991 ..... K.O. Sullivan  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

MJ

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,  
33 Gardiner Place.

Register Reference : 91A/0607

Date : 18th April 1991

Development : Change of use from existing light industrial warehouse  
to trailer manufacturing and repairs

LOCATION : Unit 4 Bessar Drive, Clondalkin Industrial Estate,  
Clondalkin

Applicant : Transway Spares Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 17th April 1991

26 APR 1991  
ENVIRONMENTAL  
OFFICERS

Attached is a copy of the application for the above development. Please  
ensure that your report is received within 5 weeks from 17th April 1991.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date .. 08/05/91 ..  
Time .. 4:00 P.M. ..

Yours faithfully,

PRINCIPAL OFFICER

The proposal is acceptable subject  
to compliance with

- ① The Food Hygiene Regulations 1980/89
- ② The Safety in Industries Act 1955-80 and  
Regulations made thereunder.
- ③ The Health, Safety + Welfare at Work  
Act 1989.

and ④ internal water closet accommodation  
and lobbies leading thereto must be permanent  
and independently ventilated to the open air.

for Oia Deriving  
John O'Reilly PETHO 7/5/91

# mcElroy architects

11 braemar Park dublin 14 Ph. 979759 FAX 978932

Dublin Co. Council,  
Building Control,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

91A/607

8/7

3-8-0

~~91A/607~~ A.I. for BPL

20th June 1991

Re: Change of use from existing Light Industrial Warehouse to trailer  
manufacturing and repairs at Unit 4, Bessor Drive, Clondalkin  
Industrial Estate.  
Reg Ref. 91A/607

Dear Sirs,

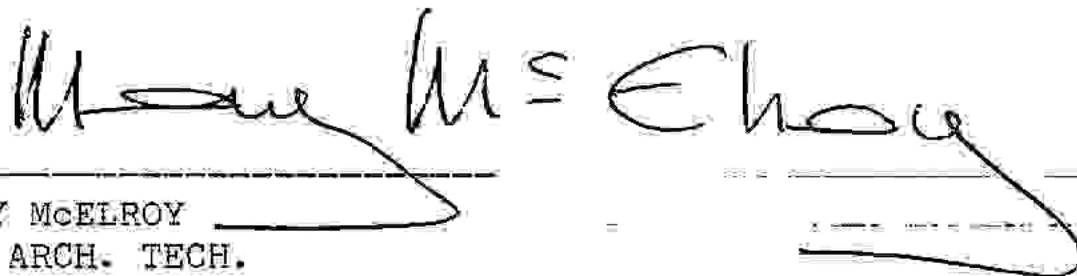
I refer to your letter of 18/06/91 and enclose two copies of Engineers detail,  
certificate and a revised plan layout.

The main items revised on plan are the location of the existing foul manhole  
and the width of the roller shutter opes.

It was not possible at the time of the original survey to determine the exact  
position of this foul manhole due to heavy containers being positioned over them,  
the revised layout now shows the correct position.

Hoping this is of assistance in determining this application.

Yours faithfully,



MARY McELROY  
DIP ARCH. TECH.

Encl.,

**Terence Sweeney, C.Eng., M.I.E.I.**

Consulting Engineer

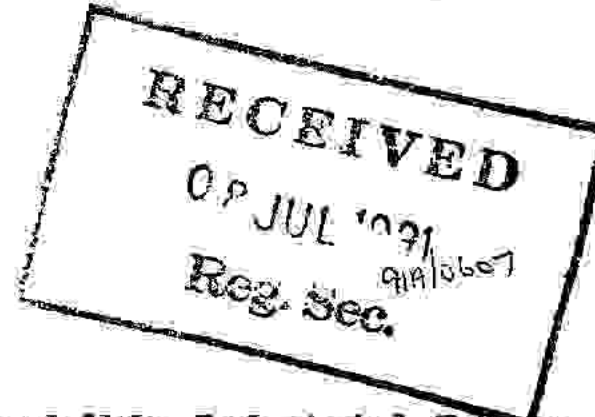
7 Wynnefield Road, Rathmines, Dublin 6.

Telephone: 963176 / 960187. Facsimile: 960196 / 964457

Dublin Co. Council,  
Building Control,  
Liffey House,  
Tara Street,  
Dublin 2.

Our Ref: TS/GS

20th June 1991



Re: Proposed alterations to Unit 4, Bessar Drive, Clondalkin Industrial Estate.

Reg Ref. 91A/607

Dear Sirs,

With regard to the new door openings for the above I hereby confirm that the proposed work as detailed on my submitted sketch will not in any way impair the main structural frame of the building. The steel beam to be installed is solely for the purpose of supporting the roller shutter housing.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Terence Sweeney".

TERENCE SWEENEY  
C. Eng. M.I.E.I.

c.c. McElroy Architects, 11 Braemor Park, Churchtown, Dublin 14.

Enquiries/Personal Callers:  
Liffey House  
24-28 Tara Street, Dublin 2  
Telephone (01) 773066



Correspondence:  
Building Control Section  
Block 2, Irish Life Centre  
Lr. Abbey Street, Dublin 1

Principal Officer,  
Planning Department,  
Building Control Section,  
Block 2, Irish Life Centre,  
Lr. Abbey St.,  
DUBLIN 1.



NOTICE OF AGREEMENT TO 'EXTENSION OF TIME'

B.B.L. APPLICATION DATED: 17/4/1991

REG. REF.: 91A/607

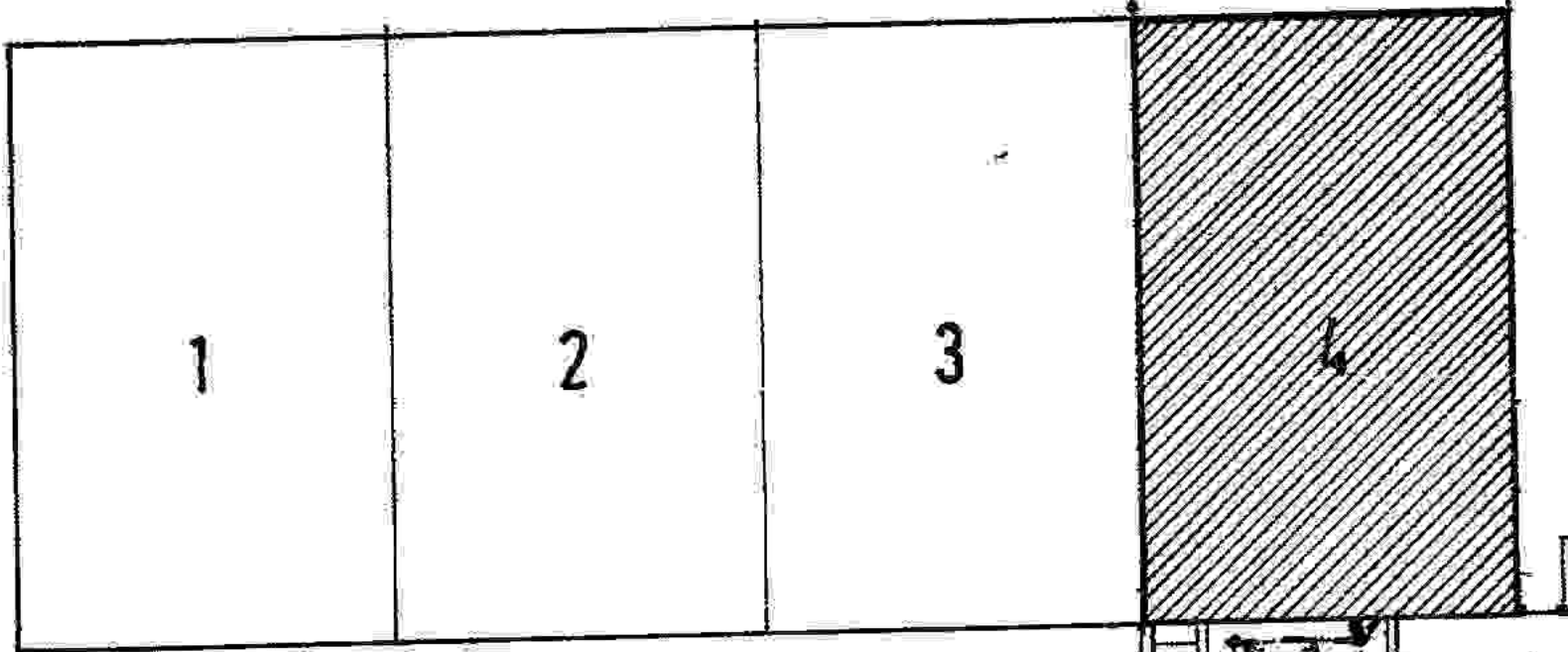
PROPOSAL: Change of use from existing light ind. warehouse to trailer manufacturing and repairs @ Unit 4 Bessar Drive, Clondalkin Industrial Estate.

I TRANSURY SPARS LTD. (Applicant) agree to the terms, as set out in the Council's letter dated 18/6/1991, for the extension of time for considering the above application.

DATED: 5<sup>th</sup> July 1991.

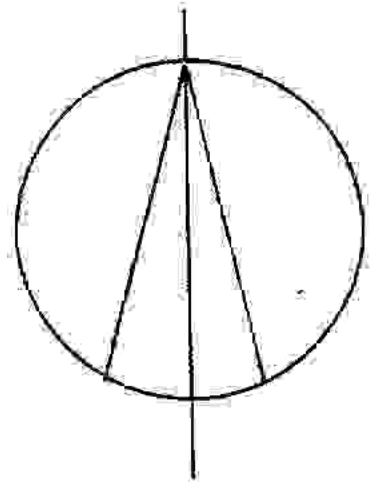
N.B. Please forward this Notice to the Council, by return of post, to allow for the due process of the 'Time Extension'.

railway

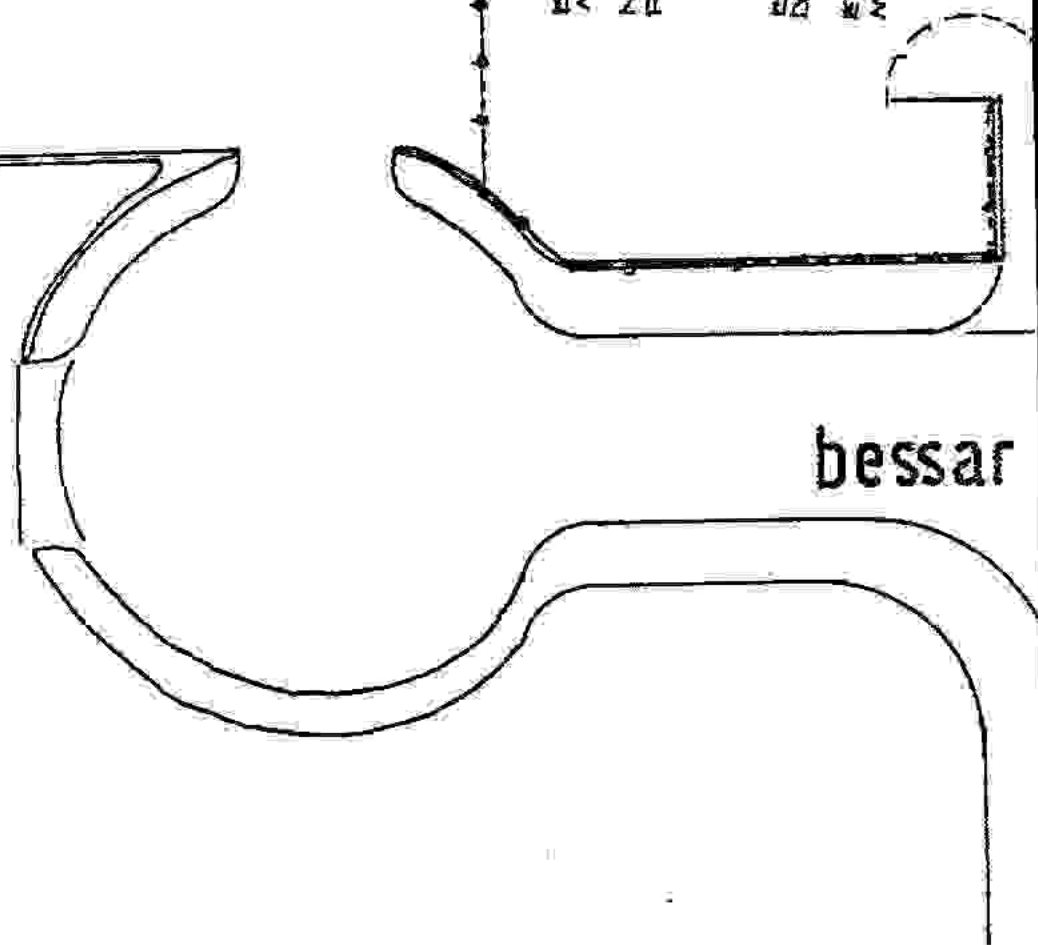


EXISTING S.W. M.H.  
EXISTING ROAD  
NEW 1000'S  
NEW 1000'S  
NEW 1000'S  
EXISTING S.W.  
EXISTING S.W.

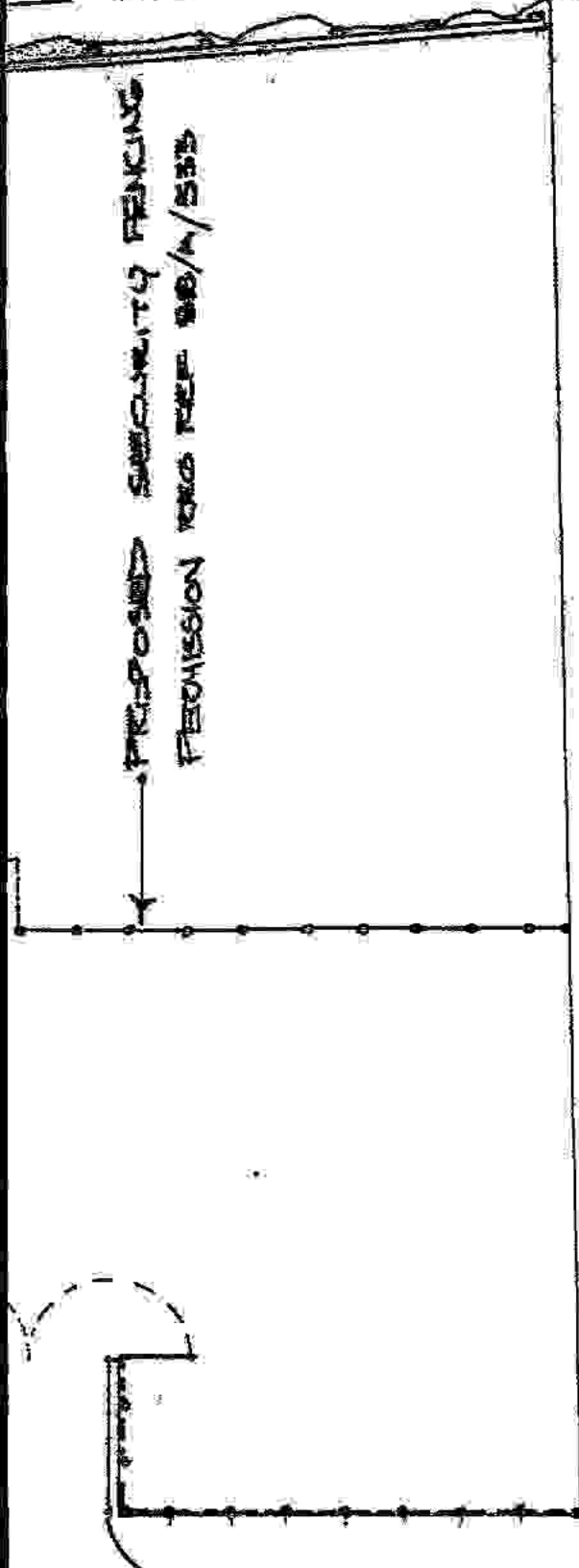
north



bessar







A. TULLOCH DRAINAGE

# moelroy architects

11 BONDAMOR PARK DUBLIN 14 PH. 979750 FAX 978932

Job  
**PROPOSED ALTERATIONS TO  
 UNIT 4 BESSAR DRIVE  
 CLONDALKIN INDUSTRIAL ESTATE DUBLIN 20.**

EGG

**SITE PLAN.**

RECEIVED  
 08 JUL 1991  
 911/007  
 Reg. Sec.

9101-2A  
 8008 1:1000  
 0008 APRIL 91

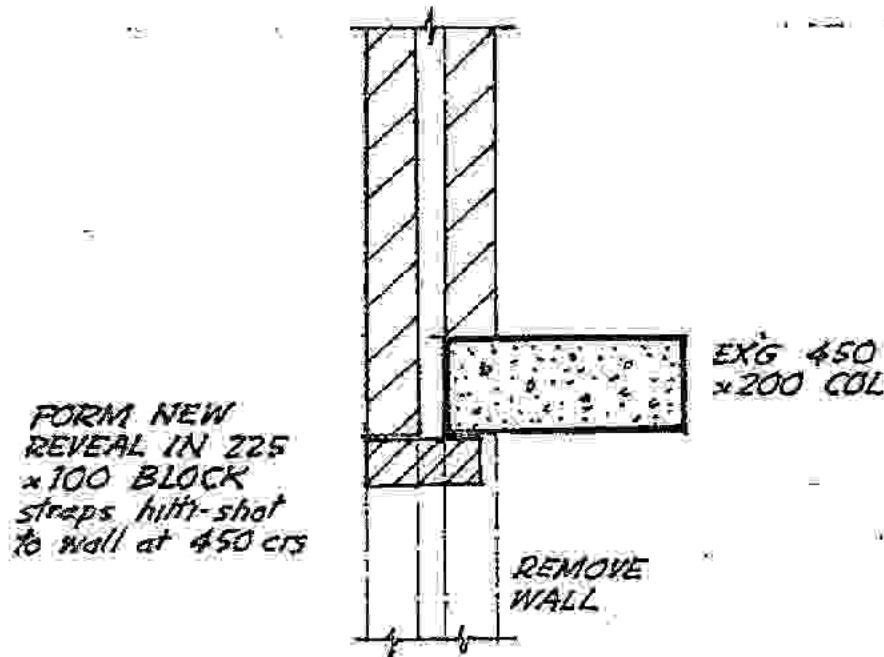
Terence Sweeney C. Eng., M.I.E.I. Consulting Engineer

7 Wynnefield Road, Dublin 6. Tel: 963176 / 960187. Facsimile: 960196.

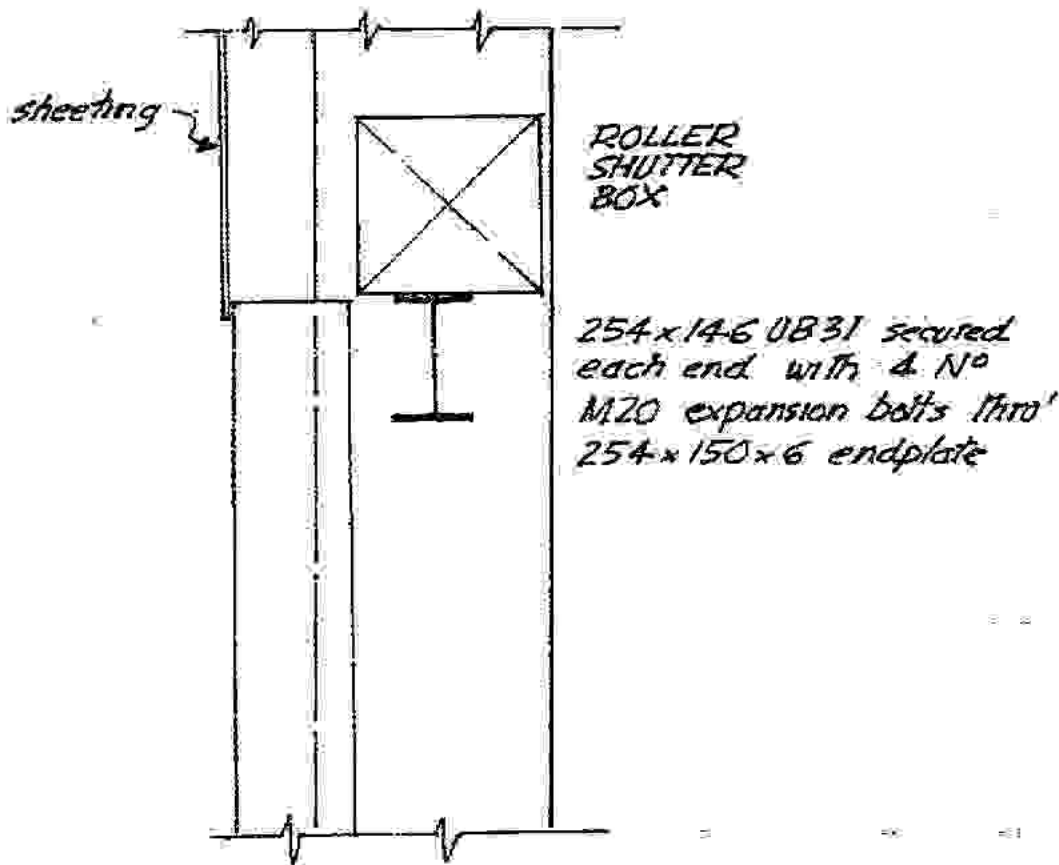
	Date	Sheet No.
--	------	-----------

DETAIL AT NEW OPENINGS

RECEIVED  
6 JUL 1991  
Reg. Sec. 911/0607



PLAN AT REVEAL 1:20



ELEVATION 1:20



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

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

Decision Order Number : P/ 2524 /91      Date of Decision : 5th June 1991

Register Reference : 91A/0607                      Date Received : 17th April 1991

Applicant : Transway Spares Ltd

Development : Change of use from existing light industrial warehouse  
to trailer manufacturing and repairs

Location : Unit 4 Bessar Drive, Clondalkin Industrial Estate,  
Clondalkin

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- <sup>10</sup>.....ATTACHED.

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

Date:..... 7/6/91

McElroy Architects,  
11 Braemor Park,  
Churchtown,  
Dublin 14.

Reg.Ref. 91A/0607  
Decision Order No. P/ 2524 /91  
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Act, 1878-1964.
- 03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of health.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.
- 06 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON: In the interest of health.
- 07 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan standards. In this regard a car parking layout providing for 17 no. car parking spaces is to be submitted for prior agreement with the Planning Authority. These spaces to be marked out on site.
- 07 REASON: In the interest of the proper planning and development of the area.
- 08 That the area between the building and roads must not be used for truck parking or other storage or display purpose, but must be reserved for car parking and landscaping as shown on lodged plans.  
REASON: In the interest of the proper planning and development of the area.
- 09 That 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



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

Reg.Ref. 91A/0607

Decision Order No. P/ 2524 /91

Page No: 0003

area.

- 10 That the developer shall plant a line of saplings at 2 metre intervals within a 1 metre wide landscaping reservation to the rear of the front (south) boundary. This area to be additionally planted with self maintaining durable shrubbery. Further sapling planting to take place at 3 metre intervals along side boundaries. Planting to take place in the first planting season following the commencement of development.
  
- 10 REASON: In the interest of the proper planning and development of the area.

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



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

Register Reference : 91A/0607

Date : 18th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use from existing light industrial warehouse  
to trailer manufacturing and repairs

LOCATION : Unit 4 Bessar Drive, Clondalkin Industrial Estate,  
Clondalkin

APPLICANT : Transway Spares Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

PRINCIPAL OFFICER

McElroy Architects,  
11 Braemor Park,  
Churchtown,  
Dublin 14.



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 UNIT 4 BESSAR DRIVE  
(If none, give description sufficient to identify) CLONDALKIN INDUSTRIAL ESTATE DUBLIN 22

3. Name of applicant (Principal not Agent) TRANSWAY SPARES LTD  
Address PEEKA HOUSE LARAGH MAYNOOTH CO KILDARE Tel. No. 573420

4. Name and address of M. ELROY ARCHITECTS 11 BRAEMOR PARK  
person or firm responsible for preparation of drawings CHURCHTOWN DUBLIN 14 FAX. 972932  
Tel. No. 979759

5. Name and address to which M. ELROY ARCHITECTS 11 BRAEMOR PARK  
notifications should be sent CHURCHTOWN DUBLIN 14

6. Brief description of CHANGE OF USE FROM LIGHT INDUSTRIAL WAREHOUSE  
proposed development ADDITION OF 3 NEW TO TRAILER MANUFACTURING + REPAIRS, ROLLER SHUTTERS

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

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor INDUSTRIAL WAREHOUSE + OFFICES  
or use when last used.

(b) Proposed use of each floor GROUND FLOOR - TRAILER REPAIRS, WC, CANTEN, FLOOR OFFICE

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 DYE LAW APPLICATION. 3929 Sq. m.  
(b) Floor area of proposed development 2028.24 Sq. m.  
(c) Floor area of buildings proposed to be retained within site N35546 579.5 Sq. m.

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

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

10145 17/4  
N35546

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
THE RELEVANT SECTIONS OF THE DRAFT REGULATIONS HAVE BEEN TAKEN INTO ACCOUNT

15. List of documents enclosed with application. 4 COPIES OF DRG No 9101-1 to 9101-6

NEWSPAPER ADVERTISEMENT

16. G development (See back) 579 Sq. m.

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

Fee Payable £ 3042.37 Basis of Calculation 579.5 SQM X 1.75 (PLANNING) + 13.50 (BYELAWS)  
If a reduced fee is tendered details of previous relevant payment should be given 579.5 X 5.25 = 3042.37

Signature of Applicant (or his Agent) MS Elroy Date 12th APRIL 1991

Application Type P/86L  
Register Reference 91A/0607  
Amount Received £ 17/10  
Receipt No 17/10  
Date

FOR OFFICE USE ONLY  
1.24.0

RECEIVED  
17 APR 1991  
REG. SEC.

Shil  
hen  
6/4/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

RECEIPT CODE

CASH

46/49 UPPER O'CONNELL STREET

CHEQUE

DUBLIN 1.

BYE-LAW APPLICATION

M.O.

REC. No. N 35546

B.L.

I.T.

€ 2078.74

Received this

14

day of

April

19 04

from

John P. ...

the sum of

Two thousand and seventy eight pounds

Pounds

twenty four

pence, being

bye-law application of ...

John P. ...

Cashier

S. CAREY  
Principal Officer



# COMHAIRLE CHONTAE ATHA 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.

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

€1014.13

Received this 17th day of April 1991  
from Inta Perme Ltd

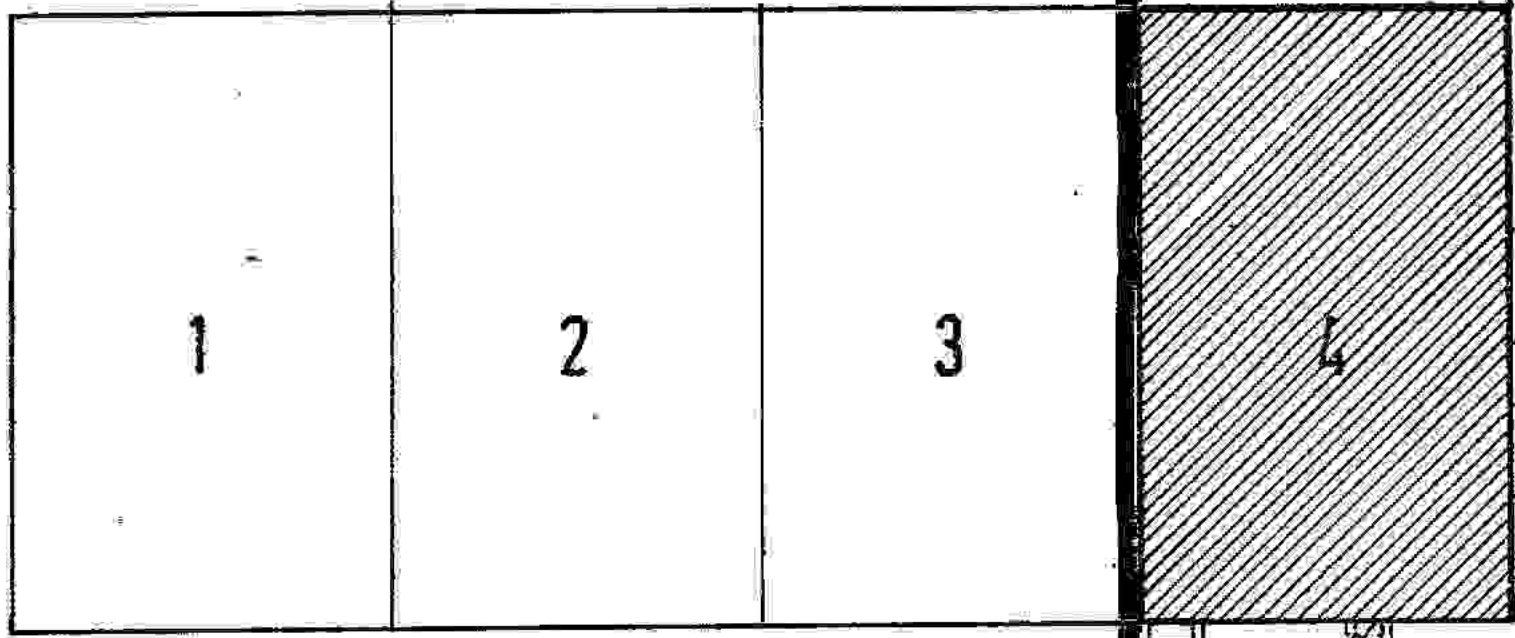
the sum of one thousand and fourteen Pounds

thirteen Pence being for the  
planning application at Unit 4 Rosary Drive

Shelley Doran Cashier

S. CAREY  
Principal Officer

railway



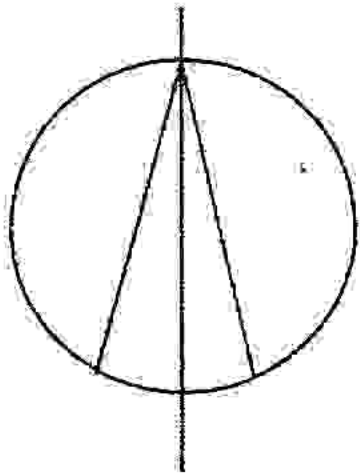
EXISTING ROUND  
M.H.

NEW 100 ft  
ROUND  
M.H.

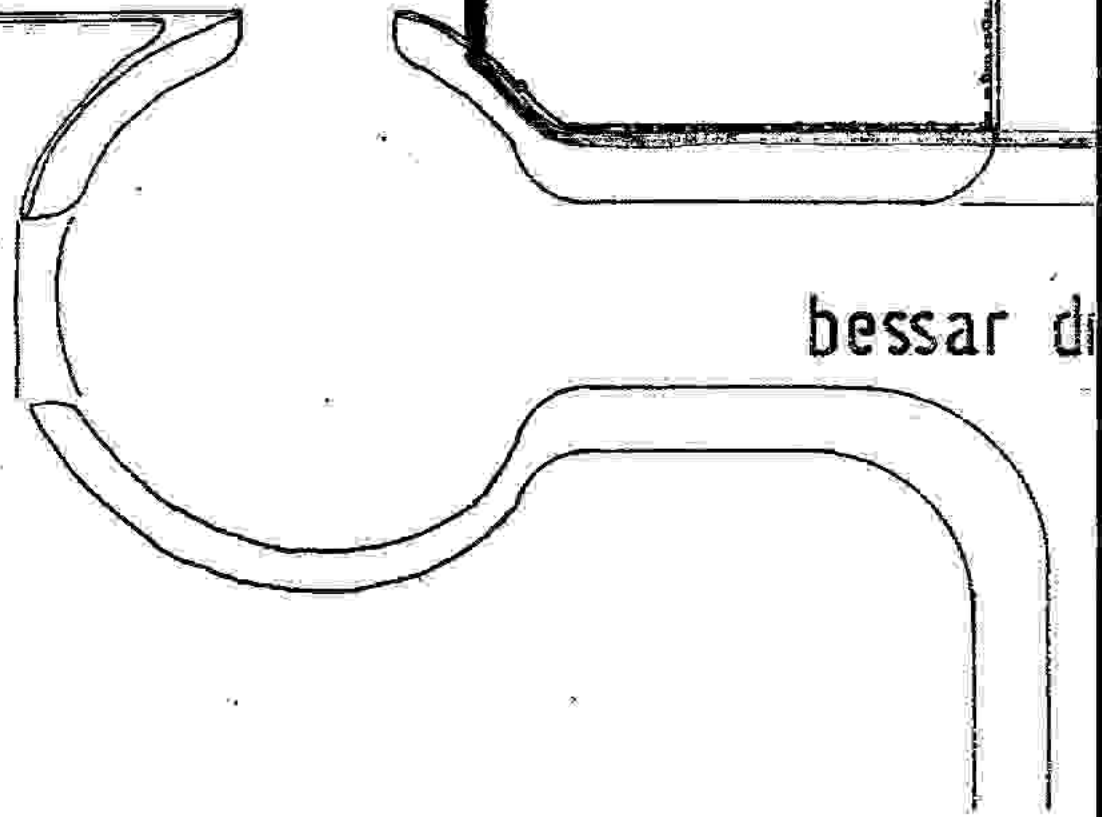
NEW A.S.

EXISTING ROUND  
M.H.

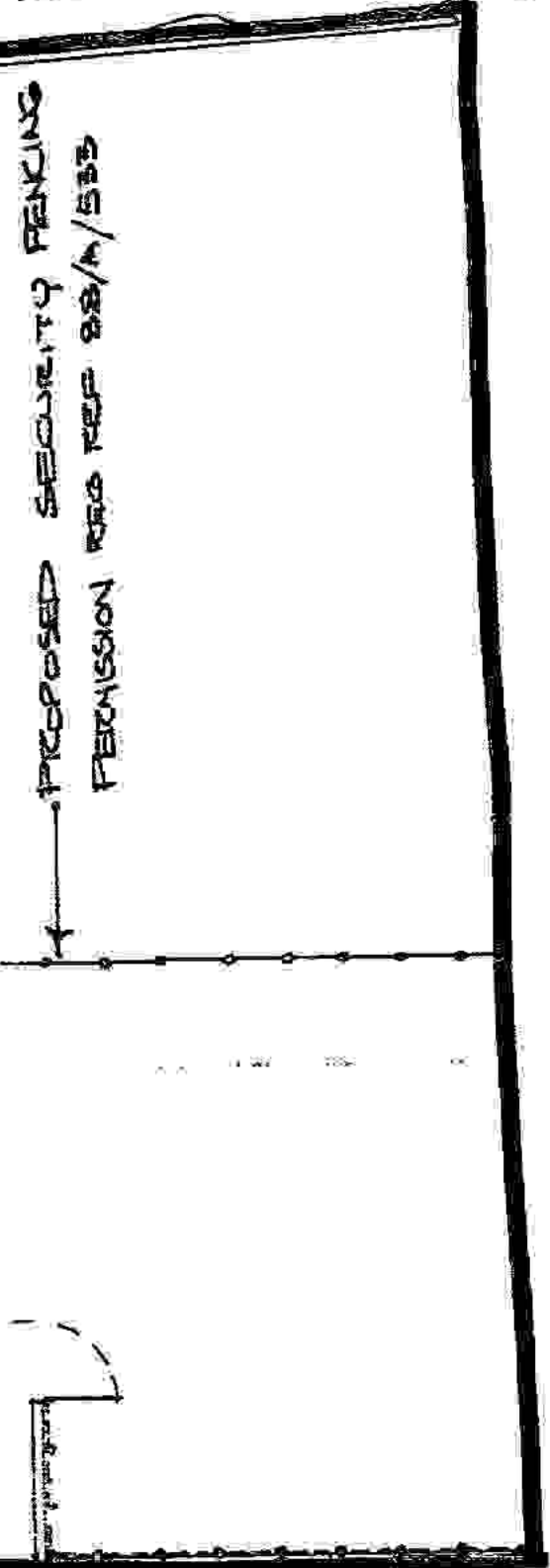
north



bessar d



PROPOSED SECURITY FENCING  
PERMISSION REF 88/A/533



ive

# moelnoy architects

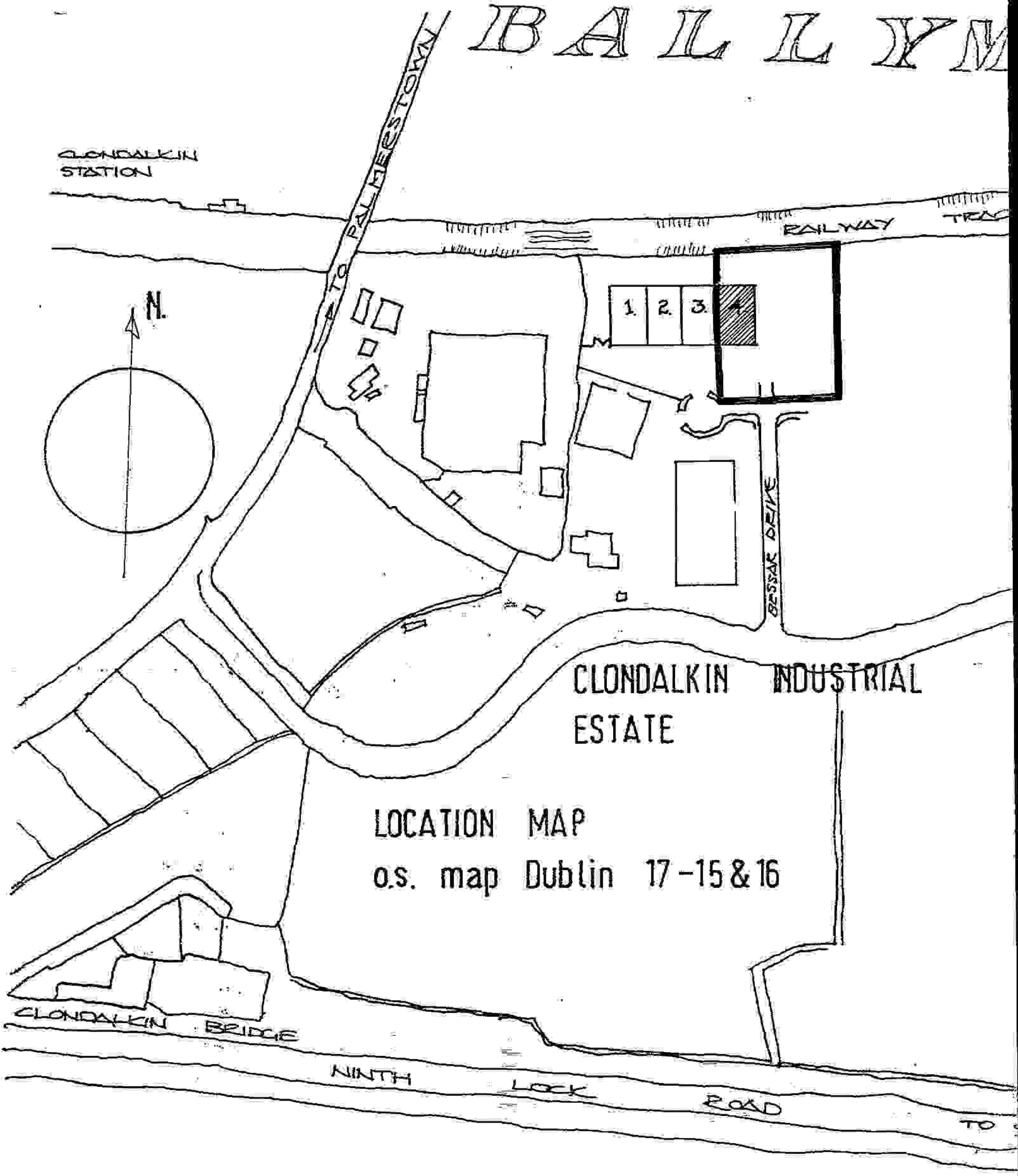
11 braemor park dublin 14 Ph 979759 FAX 978932

Job  
PROPOSED ALTERATIONS TO  
UNIT 4 BESSAR DRIVE  
CLONDALKIN INDUSTRIAL ESTATE DUBLIN 22.

dra	eng no
	9101-2
	scale 1:500
	date APRIL 91

DUBLIN COUNTY COUNCIL  
 Planning Dept.  
 17 APR 1991  
 91A/0607

# BAILLYM



CLONDALKIN INDUSTRIAL ESTATE

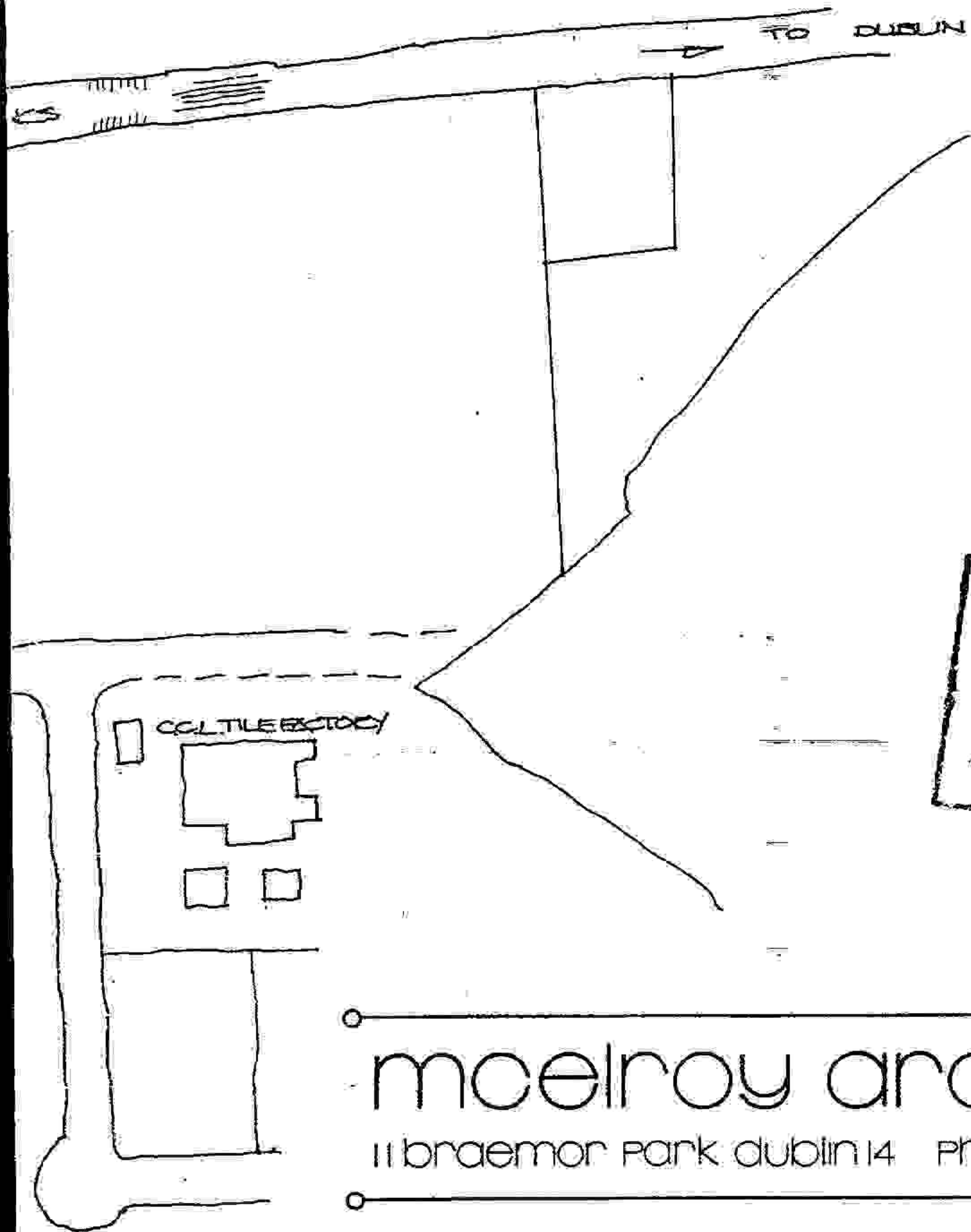
LOCATION MAP  
o.s. map Dublin 17-15 & 16

CLONDALKIN BRIDGE

NINTH LOCK ROAD

TO

1 A N A G G I N



DUBLIN COUNTY  
 Planning Dept. Recd  
 APR 17 1991  
 17 APR 1991  
 91A/0607

mcElroy architects

11 braemor Park dublin 14 Ph 979759 FAX 978932

job

PROPOSED ALTERATIONS  
 UNIT 4 BESSAR DRIVE

CLONDALKIN INDUSTRIAL ESTATE DUBLIN 22

date

LOCATION MAP

org no

9101-1

scale

1:2500

date

APR 1991