



Bloc 2, Ionad Bheatha na hÉireann,
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/2062

Date : 8th January 1992

Dear Sir/Madam,

Development : Warehouse containing 5 no. factory units on part-
approved site (Reg.Ref 90A/1450)

LOCATION : Ballymount Industrial Estate, Ballymount Cross,
Ballymount.

Applicant : Sandell Ltd.

App. Type : PERMISSION

Date Recd : 23rd December 1991

Your application in relation to the above was submitted with a fee of
1957.04.

On examination of the plans submitted it would appear that the
appropriate amount should be 2142.00.

I should be obliged if you would submit the balance of 184.96
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'R. W. ...', written over a dotted line.

for PRINCIPAL OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

PLANNING APPLICATION FEES

nd L
BBL
27532

Reg. Ref. 91A/2062
 Cert. No. 27532
 PROPOSAL... 5. factory / warehouse units
 LOCATION... Ballymont Ind. Est., Ballymont Cross, Ballymont, D. 24
 APPLICANT... Sandell Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	GR. CL ONLY INCL. 1ST FL. OFFICES	Metres 1118.30m2 1213.20m2	£1.75 per m2 or £40	2142	1957.04	184.96
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £100				
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				

£185.10/1
NS4370

Column 1 Certified: Signed: *J. G.* Grade *D/TE* Date *8/1/92*
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: *MOH* Grade *ds* Date *7/1*
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/2062

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE: 0.803 R.L. 4/10/92

FLOOR AREA OF PRESENT PROPOSAL: 12,038 FT² (GR. FL. ONLY)
13,167 FT² (INCL. 1ST FL. OFFICES)

MEASURED BY:

CHECKED BY:

J.Y.
8/1/92.

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

- 803 @ 6000

ENTERED IN CONTRIBUTIONS REGISTER:

= 4818

loads

- 803 @ 10000

DEVELOPMENT CONTROL ASSISTANT GRADE

= 8030

This rate used
as 9000/1450

10/2/92

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/2062

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE: 0.803 AL *envy - 7-2-42*

FLOOR AREA OF PRESENT PROPOSAL: 12,038 FT² (GR. FL. ONLY)
13,167 FT² (INCL. 1ST FL. OFFICES)

MEASURED BY:
CHECKED BY: *J.Y. 8/1/92.*

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

- 803 @ 6000

= 4818

loads

- 803 @ 10000

= 8030

DEVELOPMENT CONTROL ASSISTANT GRADE

*This rate used
as 90A/1410*

[Signature] 10/2/92

P/546/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2062 Date Received : 23rd December 1991

Correspondence : Frank Elmes & Co.,
Name and : 2 Waldemar Terrace,
Address Main Street,
 Dundrum,
 Dublin 14.

Development : Warehouse containing 5 no. factory units on part-approved site (Reg.Ref 90A/1450)

Location : Ballymount Industrial Estate, Ballymount Cross, Ballymount.

Applicant : Sandell Ltd.

App. Type : Permission

Zoning : To provide for industrial and related uses.

Floor Area : 1033 Sq.metres *ft.*

EN9113-I
new file

CONTRIBUTION:
Standard <i>4818</i>
Roads <i>8030</i>
S. Serv
Open Space
Other
SECURITY:
Bond / C.I.F.:
Cash:

rob
(NOB/DK)

Report of the Dublin Planning Officer dated 3rd February, 1992.

This is an application for PERMISSION for 5 factory warehouse units at Ballymount Cross Industrial Estate.

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

Reg. Ref. 90A-1450 refers to a decision to grant permission for 3 factory units on the adjoining site to the south. The layout plan submitted with the application indicated a similar development of 3 units on the current site as possible future expansion.

The current proposal is for 5 units within a similar block plan providing for units of a lesser size than approved under 90A-1450.

A total of 70 car parking spaces are proposed with access at the northern end of the site.

Roads Department report *no report subject to conditions of 90A-1450*
 & contribution of £45,000
 Sanitary Services report *not received*
 Chief Fire Officers report *not received*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2062

Page No: 0002

Location: Ballymount Industrial Estate, Ballymount Cross, Ballymount.

Supervising Environmental Health Officer report *not received*
External finish proposed is brick and metal cladding. Details of colour are not provided. The development should harmonise with the recently completed units to the south.

The existing chain link fence bounding the motorway is in places in poor 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 () 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 Acts, 1878-1964.
- 03 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 04 That the 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.
- 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, 1878-1964.
- 06 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.

COMHAIRLE CHONTAE ÁTHA CLATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2062

Page No: 0003

Location: Ballymount Industrial Estate, Ballymount Cross, Ballymount.

07 That full details of boundary treatment to be submitted and agreed in writing before development commences. In this regard a secure boundary shall be maintained in good condition on the ^{western} eastern side of the site with the motorway.

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

08 That a financial contribution in the sum of £ 4818 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

09 Before any development commences the applicant shall submit for the written agreement of the Planning Authority a detailed programme for the implementation and subsequent maintenance of the landscaping proposals for the site.

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

10 The colour of cladding and brickwork shall harmonise with the external finishes on the development adjoining to the south.

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

11 That a financial contribution in the sum of £ 8030 be paid by the applicant to Dublin County Council towards the improvement of the road network in the area of the proposed development, and which will facilitate this development. This contribution to be paid prior to the commencement of development on 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.

NOTE: Compliance with one or more of the conditions of this permission may result in materials alterations to the development as initially

COMHAIRLE CHONTAE ÁTHA CLIATH

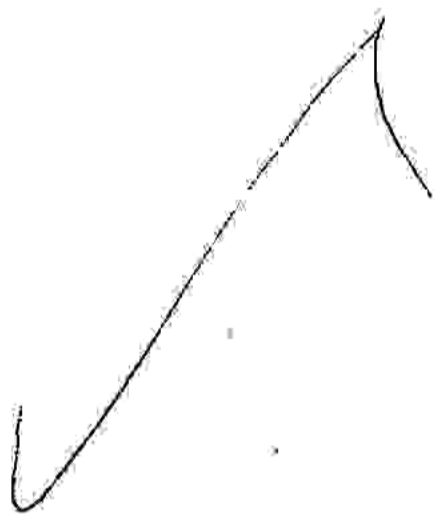
Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2062

Page No: 0004

Location: Ballymount Industrial Estate, Ballymount Cross, Ballymount.

proposed and, accordingly, may require the submission of a further planning application.



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 (11) conditions set out above is hereby made.

Dated: 11th FEBRUARY 1992

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10th February 1991.

.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

10th February 1991

DUBLIN COUNTY COUNCIL

REG. REF: 91A-2062
DEVELOPMENT: Factory warehouse units
LOCATION: Ballymount Industrial Estate
APPLICANT: Sandell Ltd.
DATE LODGED: 23.12.91

This an infill site, the proposal is similar to 90A-1450 which was granted permission on the neighbouring site.

No Roads objection subject to:-

1. A financial contribution, in the sum of money equivalent to the value of £45,000 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals on Turnpike Road.



TR/MM
27.1.92

SIGNED: _____

DATE: _____

ENDORSED: *C.R.K.*

DATE: 27/1/92



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/ 0546 /92 Date of Decision : 11th February 1992

Register Reference : 91A/2062 Date Received : 23rd December 1991

Applicant : Sandell Ltd.

Development : Warehouse containing 5 no. factory units on part-
approved site (Reg.Ref 90A/1450)

Location : Ballymount Industrial Estate, Ballymount Cross,
Ballymount.

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.

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
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Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Reg.Ref. 91A/2062
Decision Order No. P/ 0546 /91
Page No: 0002

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...11...ATTACHED.

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

Date: ...13/2/92...

Reg.Ref. 91A/2062
Decision Order No. P/ 0546 /91
Page No: 0003



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Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

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 Acts, 1878-1964.

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

REASON: In the interest of health.

04 That the 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.

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, 1878-1964.

06 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.

07 That full details of boundary treatment to be submitted and agreed in writing before development commences. In this regard a secure boundary shall be maintained in good condition on the western side of the site with the motorway.

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

08 That a financial contribution in the sum of £4818.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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.



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Fax (01) 724896

Reg.Ref. 91A/2062

Decision Order No. P/ 0546 /91

Page No: 0004

09 Before any development commences the applicant shall submit for the written agreement of the Planning Authority a detailed programme for the implementation and subsequent maintenance of the landscaping proposals for the site.

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

10 The colour of cladding and brickwork shall harmonise with the external finishes on the development adjoining to the south.

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

11 That a financial contribution in the sum of £8030.00 be paid by the applicant to Dublin County Council towards the improvement of the road network in the area of the proposed development, and which will facilitate this development. This contribution to be paid prior to the commencement of development on 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.

NOTE: Compliance with one or more of the conditions of this permission may result in materials alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

COMHAIRLE CHONTAE ATHA CLIATH

of this receipt is not an

PAID BY DUBLIN COUNTY COUNCIL

acknowledgement that the fee

CASH 46/49 UPPER O'CONNELL STREET

tendered is the prescribed application

CHEQUE DUBLIN 1.

fee.

N 54374

Received this 15th day of January 19 16

from Sandell Ltd.

the sum of one hundred and eighty five Pounds

Pence being Pounds

of fee on application

Cashier

S. CAREY Principal Officer

FRANK ELMES & Co.

No. 2 WALDEMAR TERRACE,
MAIN STREET, DUNDRUM,
DUBLIN 14.
TELEPHONE : 951514 / 5
FAX No. : 951703

ARCHITECTS
PLANNING CONSULTANTS

date : 13-1-1992

your ref :

our ref : DT/gem.

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

RE: ADDITIONAL FEES - 5 no. FACTORY/WAREHOUSE
UNITS, BALLYMOUNT INDUSTRIAL ESTATE.
REG. REF. 91A/2062.

NOB

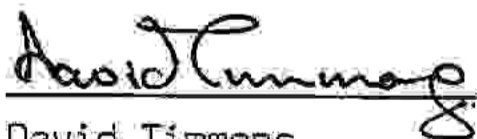
Dear Sir,

Please find attached a cheque for £185.00 for the balance of fees
for the above development.

I hope this has caused no inconvenience to your department.

Yours faithfully,

15 JAN 92



David Timmons
FRANK ELMES & CO.

enc.

FRANK ELMES, Arch. M.A.A.I.
CHARLES D. ELMES, B. Eng. (Consulting)

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



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

Register Reference : 91A/2062

Date : 2nd January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Warehouse containing 5 no. factory units on part-
approved site (Reg.Ref 90A/1450)

LOCATION : Ballymount Industrial Estate, Ballymount Cross,
Ballymount.

APPLICANT : Sandell Ltd.

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 23rd December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
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 BALLYMOUNT INDUSTRIAL ESTATE
(If none, give description sufficient to identify) BALLYMOUNT CROSS BALLYMOUNT. DUBLIN 24.

3. Name of applicant (Principal not Agent) SANDELL LTD

Address c/o 2 WALDEMAR TEC MAIN STREET DUNDROM Tel. No. 951514/15

4. Name and address of Frank Elmes + Co 2 Waldemar Terrace Main
person or firm responsible Street Dundrum Dublin 14 Tel. No. 951514/15
for preparation of drawings

5. Name and address to which Frank Elmes + Co 2 Waldemar Terrace
notifications should be sent Main Street Dundrum Dublin 14.

6. Brief description of proposed development 5 NO FACTORY/WAREHOUSE UNITS IN 1 NO BLOCK.

7. Method of drainage existing 8. Source of Water Supply Existing

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

FEE PAID: 1957.04 DATE 23/12
RECEIPT NO: N54217

For Herald 26/12/91

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 1.83 acres Sq. m.

(b) Floor area of proposed development 12'033 sq ft nett Sq. m.

(c) Floor area of buildings proposed to be retained within site N/A 23 net sq m Sq. m.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
Where Applicable.

15. List of documents enclosed with 4 Set Drawgs Bx 90, 03 + Bx 91, 2 + Bx 91, 03
Outline specification

DUBLIN - Permission sought for warehouse containing 5 no factory units on pari-approved site (Reg. Ref. 90A/1450) Ballymount Ind. Est., Ballymount Cross, Ballymount - Sandell Ltd.

16. Gross floor space of proposed development (See back) 12'033 sq ft nett Sq. m.

No of dwellings proposed (if any) None Class(es) of Development 4 (Industrial)

Fee Payable £1957.04 Basis of Calculation £1.75 per sq m X 1118.31 sq m.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Frank Elmes Date 20-12-1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/2062

Amount Received £212.4

Receipt No 21-4

Date

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

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

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

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

COMPTROLLER CHONTAE ATHA CLIAH

RECEIVED

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1

1917

Received this 15th day of September 1917

of the sum of

the sum of

Pence being

Cashier

S. CARREY

Principal Officer



date : 20-12-1991.

your ref :

our ref : DT/gen.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

23 DEC 1991

91A/2062

Dublin County Council,
Planning Dept.,
Block 2 Irish Life Centre,
Lower Abbey Street,
DUBLIN. 1.

RE: Part approved site Reg. Ref. 90A/1450 - Ballymount
Industrial Estate, Ballymount Cross, Ballymount, D.24.

Dear Sir/Madam,

On behalf of our Client, Sandell Ltd., we wish to apply for permission for 5 No. factory warehouse units on the remainder of the above site.

I would like to take this opportunity to make the following comment on same:

1. This application will complete this site which already has 3 No. factory/warehouse units built on same and are nearing completion.
2. The proposed 5 No. units will have the same floor area and footprint as the already approved units Reg.Ref. 90A/1450.
3. While building the first 3 No. units our client had numerous enquiries and requests for units around the 2500 square foot floor area. We therefore feel that the proposed 5 No. units are more viable in the present economic climate.

Our client has also been requested by potential purchasers for gable end units, and we feel we can accommodate this with 2 No. units at the northern end of the site. These units would have entrance/exits onto the existing road between Sandell Ltd.'s site and that of Noyeks.

5. As per a condition in 90A/1450, these units shall have no rear cargo doors or signs or first floor windows on the rear elevation which front onto the motorway.
6. The proposed 5 No. units when complete will finish off the site and be of great value to the area.

I hope the information in this application meets with your requirements. However, if you require any further information please do not hesitate to contact this office.

An Approval for the above at your earliest convenience would be much appreciated.

Yours faithfully,

David Timmons

David Timmons

FRANK ELMES & CO.

GENERAL
SPECIFICATION FOR INDUSTRIAL WAREHOUSE/FACTORY

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Sm.
APPLICATION RECEIVED

23 DEC 1991

UNITS WITH OFFICES.

REG. No. 91A/2062

AT

BALLYMOUNT CROSS,
BALLYMOUNT INDUSTRIAL ESTATE,
BALLYMOUNT, DUBLIN 24

For
SANDELL LIMITED

FRANK ELMES & CO.
ARCHITECTS
2 WALDEMAR TCE.
MAIN STREET, DUNDRUM
DUBLIN, 14. TEL 951514/5

GENERAL

General:

The construction will be in complete accordance with Local Authorities Building Bye-Laws and all materials used should comply with latest I.S.S. or B.S.S. where applicable.

Scope of Work:

The work consists of the erection of Industrial Warehouse /Factory Units with offices located as shown on Site plan and in accordance with Drwg. engineer's report and specification.

Construction:

The works throughout shall be executed in a workmanlike manner and with materials as shown on drawings and described in the Specification. All proprietary materials or components where used shall be used strictly in accordance with Manufacturer's instructions.

Irish Materials :

All materials, appliances and fittings required for the work are, wherever possible to be of Irish manufacture.

Protection against inclement weather :

No concrete, concrete blockwork or masonry shall be carried out during frosty or inclement weather. The work shall be protected where necessary by covering with approved non-conducting material. Any work injured from this cause shall be made good.

Dimensions :

Figured dimensions on drawings and in the Specification shall have precedence over scaled dimensions. All dimensions and conditions shall be verified on the site.

EXCAVATOR

Clearing the Site: Clear the site for the new building by removing any boulders, rubble, roots and rubbish which would interfere with the work.

Vegetable Soil : Excavate for a depth of 150 mm (average depth) and remove vegetable soil which shall be deposited and re-used in accordance with architects instructions.

Site Gradings : The site shall be graded to levels shown on drawings and approved by the structural engineer.

Drains : Excavate trenches for drains to proper depth and falls to discharge into existing drain as shown on engineer's drawings.

CONCRETOR

Cement : Cement shall comply in all respects with I.S.S. 1(1963).

Fine Aggregate : Fine aggregate shall comply in all respects with I.S.S. 5 (1949).

Course Aggregate : The course aggregate shall comply in all respects with I.S.S. 5(1949).

Concrete Mixes : All plain and reinforced concrete mixes to comply in all respects with the current code of practise.

Hardcore : To be dry hardcore of even size and approved composition.

Cement Blocks : Concrete blocks to comply in all respects with I.S.S. 20 (1964).

...!

Cement Mortar : To be composed of No. 3 parts of clear, coarse, washed river sand and 1 part of cement as described.

Gauged Mortar : To be composed of No. 6 parts of sand No. 1: part of best quality building lime thoroughly mixed, scoured and tempered before use. It should be gauged in Portland Cement to the extent of 10% of the bulk, to be well mixed in and thoroughly incorporated.

Ground Floor : 150 mm powerfloated concrete insitu Slab to engineer's details on 1000 gauge D.P.M. on 50 mm blinding on 175 mm hardcore.

First Floor : Precast concrete slabs see engineer's (office area) report.

Main Roof Structure : To be precast reinforced concrete frame (see engineer's report).

FLOOR FINISHES

Entrance Halls: Quarry Tiles of approved colour and finish laid to bond.

Office Areas: Carpet Tiles of approved colours laid on 50 mm screed.

Kitchens & Bathrooms P.V.C. tiles of approved colours on 50 mm screed.

Wall Finishes : Glazed Ceramic Tiles to full height in Kitchen and Toilet Areas.

All remaining Internal Walls : OFFICE AREA All block work or stud partitions are to be covered with approved plaster boards fitted with flat beaded galvanised nails or gyplite plaster. The intersections of the ceiling and walls to be well wadded, scrimed with jute scrim and the whole surface skimmed over in hardwall plaster.

R.W.P. : 150 mm diameter asbestos rain water pipes as shown on drawings.

Soil and Waste Pipes : The waste pipes shall form part of an approved one-pipe disposal system and shall be P.V.C. made by an approved manufacturer. All necessary bends, branches, off sets, connections, etc. shall be fixed as per manufacturer's instructions. Waste pipes from fittings shall be P.V.C. or other approved. All in accordance with recommendations of B.R.S. Digest No. 80.

Hot & Cold Water Service Pipes : Hot water service pipes in 37 mm copper with 37 mm branches to fittings. P.V.C. tubing shall be used for cold water services and shall comply with B.S.S. for pipes.

Main Supply : 1 inch mains supply from water mains to storage tanks with $\frac{1}{2}$ inch branches to sink in Kitchen.

Tanks : 3 no 227 litres cold water storage tank. 3 no 120 litres hot water cylinders with double immersion or 50 litres Redbro cistern type water heaters served off rising main. Overflow to be provided to tanks and installed to mechanical engineer's instructions.

Sanitary Fittings; Sanitary fittings will be good quality vitreous and C.P. brassware designed for duct installation with fully concealed plumbing.

DRAINLAYER

All development works to be in accordance with accompanying development works specification,

SPECIAL SERVICES

Special Services; Fire mains, Extinguishers, Hydrants, etc. will be provided in accordance with the Fire Officer's requirements.

ELECTRICAL

Electrical: The electrical work to conform in all respects with latest regulations of the E.S.B. with wiring for sockets, switches, lighting points as required.

Roof Finish:

SELECTED METAL DECKING
TO MANUFACTURER'S
SPECIFICATION AND DETAILS

Office Ceilings:

Ground Floor : Gyplite plaster with patent expanded metal beads to all reas.

First Floor : Proprietary suspended ceiling or 12 mm plasterboard on 225 mm x 50 mm joists at 400 mm centres.

WALLS.

External Walls: External walls to be 375 mm cavity consisting of 225 mm concrete block inner leaf bedded and bonded in gauged mortar, 50 mm insulated cavity and 100 mm approved facing blocks. The leaves of the cavity are to be tied with approved wall ties spaced 900 mm horizontally and 450mm vertically.

Open vertical joints to be left at 900 mm C/S at bottom of d.p.c. trays. Insulated metal cladding at upper level as shown to be fitted to manufacturers instructions.

Internal Walls:

Internal party wall to be 225 mm solid concrete block bedded and bonded in gauged mortar 75 mm internal stud partitions.

Foundations :

For details of foundations, ring beams, ground floor slab, roofs etc. see engineer's report.

Staircase ;

Insitu reinforced concrete with 175 mm risers 250 mm going. Handrail to architect's detail and to conform with fire officer's requirements, see engineers report.

D.P.C.

Damp proof courses to comply in all respects with I.S.S. 57 (1953) and I.S.S. 65(1955).

CARPENTER AND JOINER

Timber :

All timber to be approved suitable native, timber, the best of its respective kind, free from all defects and well seasoned.

Internal Doors ;

Internal doors and screens to be as shown conforming with fire officer's regulations in regard to sizes and materials used.

Windows :

All windows to be timber stormproof, or proprietary colour anodized aluminium windows with sliding sashes to sizes shown on drawings manufactured by an approved manufacturer and including all casement stays etc. Windows are to be bedded in red lead and putty or other approved. Glass to manufacturer's recommendations. Window board will be fixed to timber plugs cast into cills.

Ironmongery :

All ironmongery to be good quality anodized aluminium or other approved.

PLUMBER

General :

All materials for plumbing both soil and waste to conform in all respects regarding sizes, materials, etc. with latest Local Authority Bye-Laws regulations and I.S.S. and B.S.S. Details layout as per Mechanical Services Consultants drawings.

HEATING AND VENTILATION.

Heating :

Low pressure hot water supplying convectors and fan coil units from oil fired boilers to selected storage heaters.

Ventillation :

Ventillation to toilet areas in units 2 & 3 shall be vent axio mechanical ventillators to engineer's specification.

SPECIAL ITEMS

Entrance Doors:

Entrance doors to be colour anodized aluminium double swing door to manufacturer's detail.

EXTERNAL WORKS.

Car Park :

Two coats tarmacadam on well rolled hardcore laid to falls as shown on drawings.

Landscaping :

The landscaping will be to Landscape Architect's instructions. Any existing trees will be preserved where possible.

FITTINGS.

Letterbox :

Letterbox to be included.

Doomats :

Proprietary doormats in brass-frames matwells.

DECORATIONS

Woodwork :

Internal woodwork to be knotted primed and given two undercoats. One top coat full gloss to all softwood. External woodwork as above.

External hardwood joinery to be treated with an approved clear non-skin-forming water-shedding wood preservative solution to be used strictly in accordance with the manufacturer's instructions.

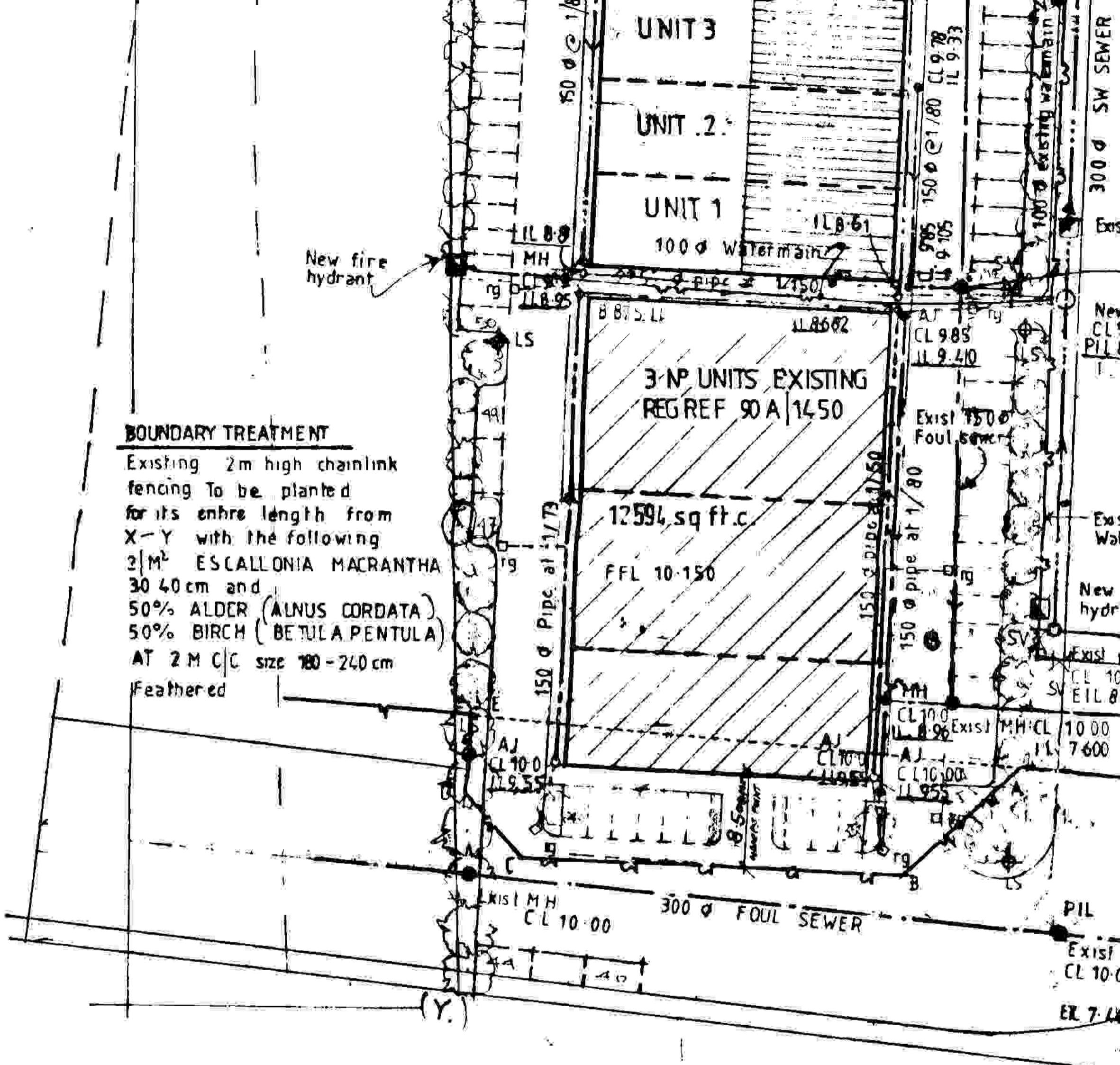
Metalwork :

Metalwork to be given one coat red lead oxide, two coats (undercoats) and one finishing coat full gloss paint. Where metalwork is galvanized substitute mordent solution for first coat red lead oxide.

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BOUNDARY TREATMENT

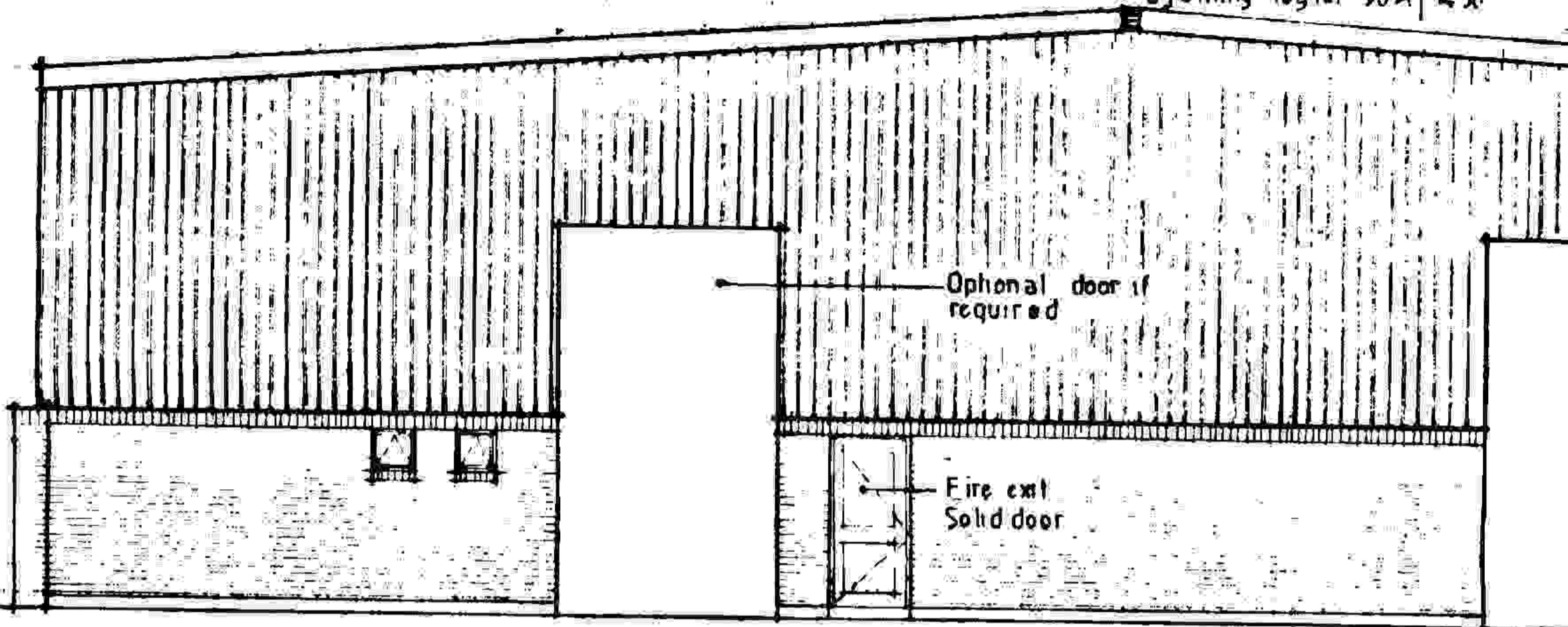
Existing 2m high chainlink fencing to be planted for its entire length from X-Y with the following
 2/3 ESCALLONIA MACRANTHA 30-40 cm and
 50% ALDER (ALNUS CORDATA)
 50% BIRCH (BETULA PENTULA)
 AT 2 M C/C size 180-240 cm
 Feathered



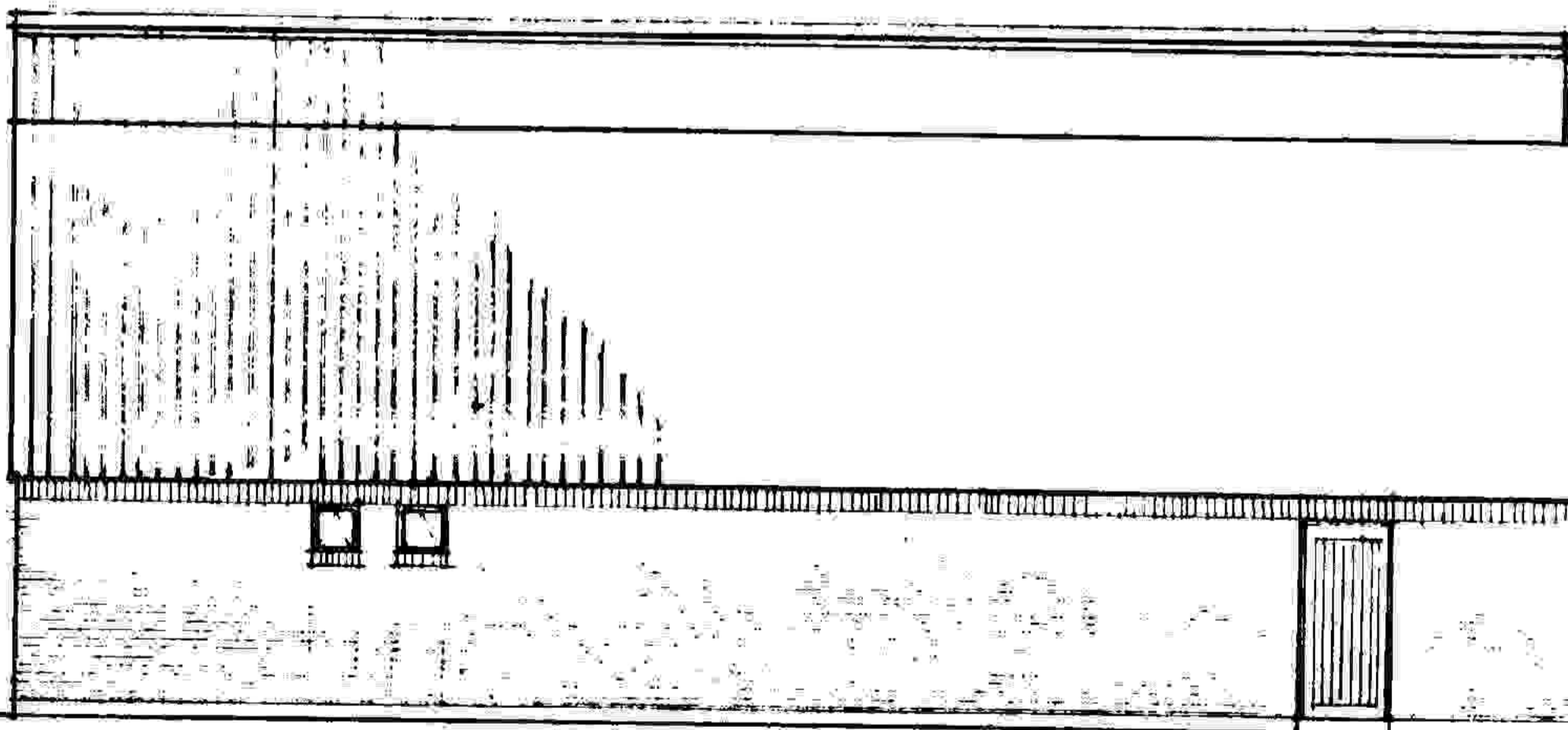
BLOCK PLAN Scale 1/500

8/11

Fire door to requirements
of fire officer and as
per approved building
joining regnal 90A/1450



SIDE ELEVATION



REAR ELEVATION

26.690

225Ø PIPE AT 1/15

20.6

RC Columns to engs detail

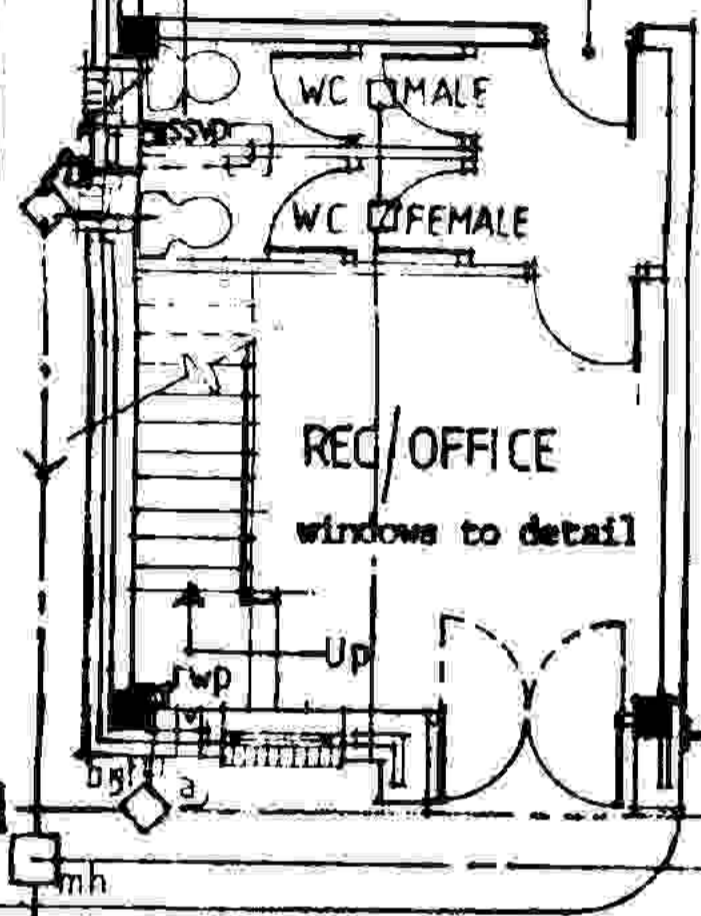
SSSVF to BS5572 1978 in 1hr fire resistant duct with access for maintenance

1 hour self closing fire door to manufacturer's specification

Auto mech extractor vents connected to light switch with delay turn off

1 hour self closing fire door to manufacturer's specification

4.6



6.000

RC column to engs details

CONNECT TO APPROVED SW M.H.

GROUND FLOOR PLAN

CONNECT TO EXISTING FOUL SEE LAYOUT

OPTIONAL FIRST FLOOR
(Only if required)

