

29th March, 2022

Mr. Paul Turley,
Executive Director
John Spain Associates
39 Fitzwilliam Place
Dublin 2, D02 ND61

Request for letter consent application for proposed warehousing / logistics, office and café / restaurant development at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12

Dear Paul,

I confirm that the consent of this Department only, for **Blackwin Limited**, to the inclusion of the land as outlined on attached drawings as supplied by you for the purpose of the application for planning permission and for no other purpose.

It is the responsibility of the applicant for Planning Permission to ensure that the drawing supplied correctly reflects the boundaries of the land stated to be in the ownership, charge or held under wayleave in favour of the Council.

If the Planning Permission is granted, a Road Opening Licence must be supplied for and granted before any works can commence

Yours sincerely



Sheila Kelly
Administrative Officer
Traffic, Maintenance, Parking and Road Safety
Land Use, Planning and Transportation Department



1 PROPOSED SITE PLAN
DATE: 1/18

WAREHOUSE LOGISTICS DEVELOPMENT AT CALUMET
 1800 WESTWAY CENTRE
 PRELIMINARY PRE-PLANNING
 PROPOSED SITE PLAN

TOT
 TRANSPORTATION ORIENTED TECHNOLOGIES

LEGEND
 ■ EXISTING LOT BOUNDARIES
 ■ PROPOSED LOT BOUNDARIES
 ■ EXISTING DRIVE PAVEMENT
 ■ PROPOSED DRIVE PAVEMENT

NOTES:
 1. THIS SITE PLAN IS A PRELIMINARY PRE-PLANNING STUDY AND IS NOT A FINAL DESIGN. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE PROPOSED LOT BOUNDARIES AND DRIVE PAVEMENT ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.
 3. THE PROPOSED LOT BOUNDARIES AND DRIVE PAVEMENT ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.

DATE: 1/18
SCALE: P-102
BY: AD
CHK: E

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR WATER MAIN SPECIFICATIONS.
3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR SANITARY MAIN SPECIFICATIONS.
4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR STORM SEWER SPECIFICATIONS.
5. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR WATER MAIN CONNECTION SPECIFICATIONS.
6. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR SANITARY MAIN CONNECTION SPECIFICATIONS.
7. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR STORM SEWER CONNECTION SPECIFICATIONS.
8. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR WATER MAIN REPAIR SPECIFICATIONS.
9. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR SANITARY MAIN REPAIR SPECIFICATIONS.
10. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BANGOR STORM SEWER REPAIR SPECIFICATIONS.

- LEGEND
- PROPOSED WATER MAIN
 - PROPOSED SANITARY MAIN
 - PROPOSED STORM SEWER
 - PROPOSED WATER MAIN CONNECTION
 - PROPOSED SANITARY MAIN CONNECTION
 - PROPOSED STORM SEWER CONNECTION
 - PROPOSED WATER MAIN REPAIR
 - PROPOSED SANITARY MAIN REPAIR
 - PROPOSED STORM SEWER REPAIR

PROJECT INFORMATION

PROJECT NO. 12345678

DATE 12/31/2023

DRAWN BY J. SMITH

CHECKED BY A. JONES

APPROVED BY M. DOE

SCALE 1:100

DATE 12/31/2023

PROJECT LOCATION

CITY OF BANGOR

PROJECT DESCRIPTION

WATER MAIN, SANITARY MAIN, STORM SEWER

PROJECT OWNER

CITY OF BANGOR

PROJECT MANAGER

J. SMITH

PROJECT ENGINEER

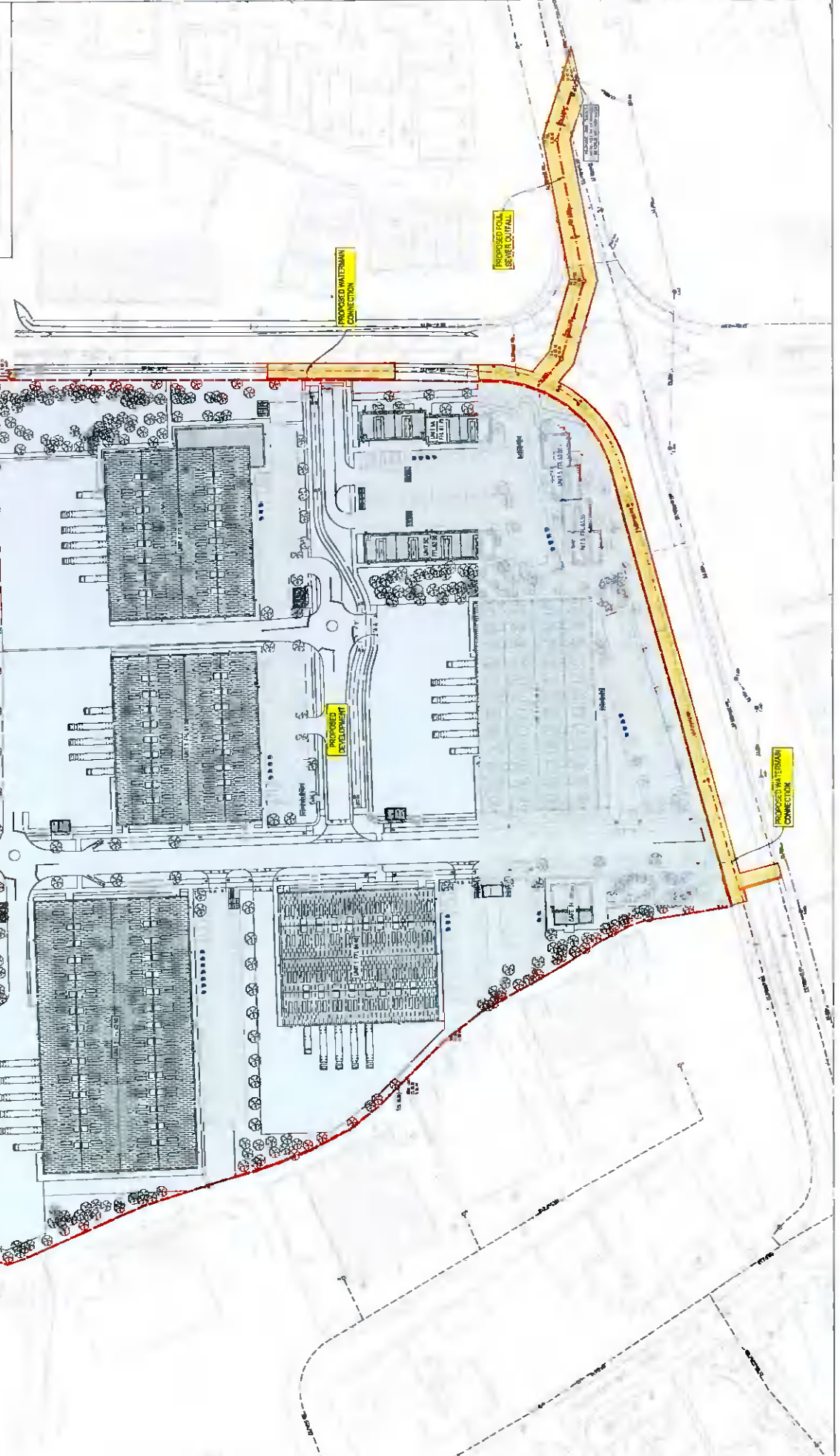
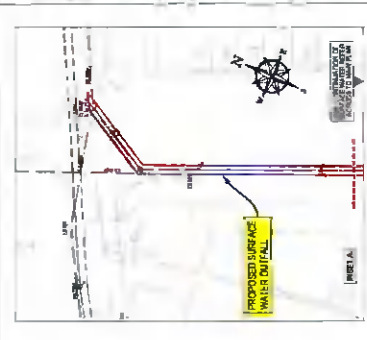
A. JONES

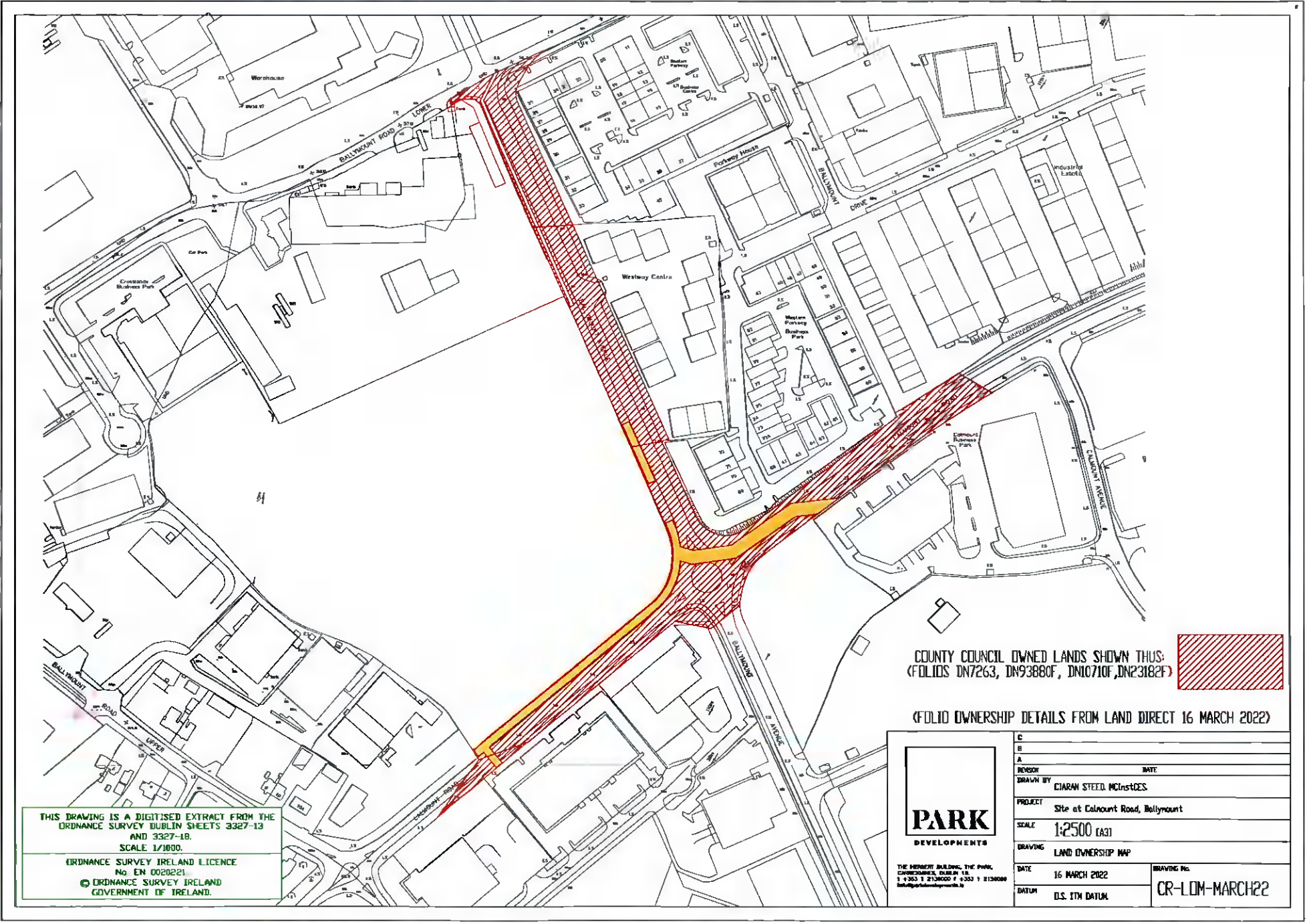
PROJECT ARCHITECT

M. DOE

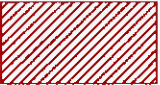
PROJECT CONTRACTOR

ABC COMPANY





COUNTY COUNCIL OWNED LANDS SHOWN THUS:
 (FOLIOS DN7263, DN93880F, DN10710F, DN23182F)



(FOLIO OWNERSHIP DETAILS FROM LAND DIRECT 16 MARCH 2022)

THIS DRAWING IS A DIGITISED EXTRACT FROM THE
 ORDNANCE SURVEY DUBLIN SHEETS 3327-13
 AND 3327-18.
 SCALE 1/1800.
 ORDNANCE SURVEY IRELAND LICENCE
 No EN 002021
 © ORDNANCE SURVEY IRELAND
 GOVERNMENT OF IRELAND.



THE HERBERT BUILDING, THE PARK,
 CROGGANUR, DUBLIN 18.
 T: +353 1 2136000 F: +353 1 2136000
 info@parksurveyireland.ie

E		
R		
A		
DESIGN		DATE
DRAWN BY	CIARAN STEED MCINTOSH	
PROJECT	Site at Calmount Road, Ballymount	
SCALE	1:2500 (A3)	
DRAWING	LAND OWNERSHIP MAP	
DATE	16 MARCH 2022	DRAWING NO.
DATUM	D.S. 17M DATUM	CR-LDM-MARCH22

Land Registry

County Dublin

Folio 10710F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>A plot of ground situate in the Townland of KILNAMANAGH and Barony of UPPERCROSS containing 11.098 Hectares shown as Plan(s) 91 edged RED on the Registry Map (OS MAP Ref(s) 3327/ 13,14 & 18) .</p> <p>THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS</p> <p>OS Refs amended See Inst 99DN16647C</p>	FROM FOLIO 5371F
2	<p>A plot of ground situate in the Townland of KILNAMANAGH and Barony of UPPERCROSS containing .579 Hectares shown as Plan(s) 174, 173, 172 edged RED on the Registry Map (OS MAP Ref(s) 3327/13, 18) .</p> <p>THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS</p> <p>OS Refs ameded, See Inst. 99DN16647C</p>	FROM FOLIO 4277F

Land Registry

County Dublin

Folio 10710F

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:
1	1	D1999DN016647C	18-JUN-1999		A01KK	DN130430F
2	1	D1999DN016647C	18-JUN-1999		A01KR	DN130434F
3	1	D2006DN014424W	23-MAR-2006		BD46T	DN171789F
4	1	D2006DN014424W	23-MAR-2006		BD46W	DN171789F
5	2	D2006DN014424W	23-MAR-2006		BD46X	DN171789F
6	2	D2006DN014424W	23-MAR-2006		BD460	DN171789F

Land Registry

County Dublin

Folio 10710F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
001A	08-DEC-1976 R 10623/76	THE COUNTY COUNCIL OF THE COUNTY OF DUBLIN C/O THE COUNTY SOLICITOR, 5/6 PARNELL SQUARE, DUBLIN IS FULL OWNER OF PROPERTY(S) 1
001B	14-DEC-1978 R 4/79	THE COUNTY COUNCIL OF THE COUNTY OF DUBLIN C/O THE COUNTY SOLICITOR, 5/6 PARNELL SQUARE, DUBLIN IS FULL OWNER OF PROPERTY(S) 2

Land Registry

County Dublin

Folio 10710F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
001	THE PROPERTY NO. 1 IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT THE SAME
002	THE PROPERTY NO. 2 IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT THE SAME
003	THE PROPERTY HEREIN HAVING BEEN ACQUIRED BY THE REGISTERED OWNER THEREOF FOR ITS STATUTORY PURPOSES IS SUBJECT TO SUCH RESTRICTIONS AGAINST ALIENATION OR LETTING AS MAY BE CONTAINED IN THE STATUTORY ENACTMENTS RELATING TO SUCH PROPERTY
004	THE PROPERTY NO. 1 IS SUBJECT TO THE FISHING RIGHTS AND FISHERIES (IF ANY) RESERVED BY ORDER OF THE LAND COMMISSION LR. 51421
5	18-JUN-1999 D1999DN016647C The property is subject to such of the easements, rights and privileges during the period specified in Instrument no. 99DN16647C made between South Dublin County Council and Calmount Holding Limited relating to the use and enjoyment of the property.
6	22-DEC-2005 D2005DN053968P Lease dated the 24-AUG-1998 from SOUTH DUBLIN COUNTY COUNCIL to GANDON ENTERPRISES LIMITED of the part of the property herein edged green and numbered BPG81 on the plan thereof on the Registry Map together with the rights specified therein. Term: 99 years from 01-JUL-1998 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN124250L.

Land Registry

County Dublin

Folio 93880F

Register of Ownership of Freehold Land

Part 1(A) - The Property

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	PLANS : 25 TOWNLAND : KILNAMANAGH BARONY :UPPERCROSS OS REFERENCE :3327/13 THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS Boundary amended D2004DN006362G 17/2/04	FROM FOLIO DN008098

Land Registry

County Dublin

Folio 93880F

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	96DN22221	25-SEP-1996		G3JL	DN113057F
1	1	96DN22221	25-SEP-1996		G3JM	DN113057F
1	1	96DN22221	25-SEP-1996		G3JN	DN113057F
2	1	96DN22221	25-SEP-1996		G3JP	DN113057F
2	1	96DN22221	25-SEP-1996		G3JQ	DN113057F
2	1	96DN22221	25-SEP-1996		G3JR	DN113057F
3	1	96DN22222	25-SEP-1996		G3JT	DN113058F
4	1	96DN22223	25-SEP-1996		G3JU	DN113059F
5	1	96DN22224	25-SEP-1996		G3JV	DN113060F
6	1	96DN22225	25-SEP-1996		G3JW	DN113061F
7	1	D2005DN053378U	16-DEC-2005		BAY46	DN167560F

Transfer Notes

Land Registry

County Dublin

Folio 93880F

Entry No. 3 SEE ALSO 96DN22221 IN RESPECT OF ABOVE ENTRIES.
Entry No. 4 SEE ALSO 96DN22221 IN RESPECT OF ABOVE ENTRIES.
Entry No. 5 SEE ALSO 96DN22221 IN RESPECT OF ABOVE ENTRIES.
Entry No. 6 SEE ALSO 96DN22221 IN RESPECT OF ABOVE ENTRIES.

Land Registry

County Dublin

Folio 93880F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
001	21-JUN-1993 THE COUNTY COUNCIL OF THE COUNTY OF DUBLIN 46/49 UPPER 93DN11713 O'CONNELL STREET, DUBLIN 1 IS FULL OWNER

Land Registry

County Dublin

Folio 93880F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
01	THE PROPERTY IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF THE SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT SAME.
002	THE PROPERTY IS SUBJECT TO THE SPORTING RIGHT RESERVED IN FEE FARM GRANT DATED 23RD JULY 1870 OR IN ANY SUPERIOR GRANT AFFECTING THE PROPERTY.
003	THE PROPERTY HEREIN HAVING BEEN ACQUIRED BY THE REGISTERED OWNER THEREOF FOR ITS STATUTORY PURPOSES IS SUBJECT TO SUCH RESTRICTIONS AGAINST ALIENATION OR LETTING AS MAY BE CONTAINED IN THE STATUTORY ENACTMENTS RELATING TO SUCH PROPERTY