

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.653
1. LOCATION	Rear Brownstown House, Kingswood Cross, Clondalkin	
2. PROPOSAL	Two storey office building	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	4.3.83
	(a) Requested	Date Further Particulars (b) Received
	1. 25th April, 1983	1. 4th Aug., 1983
	2.	2.
4. SUBMITTED BY	Name : Edmund Burke, Address : 1 Charleston Road, Dublin 6	
5. APPLICANT	Name : Walsh Holdings Incorporated, Address : Brownstown House, Kingswood Cross, Clondalkin	
6. DECISION	O.C.M. No. PA/2190/83	Notified 3rd Oct., 1983
	Date 3rd Oct., 1983	Effect To grant permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 1st Nov., 1983	Decision Permission granted by An Bord Pleanala
	Type 3rd Party	Effect 25th June, 1984
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983

County Dublin

Planning Register Reference Number: Y.A. 653

APPEAL by the Minister for Defence of the Department of Defence, Park House, Dublin and others against the decision made on the 3rd day of October, 1983, by the Council of the County of Dublin to grant subject to conditions a permission to Walsh Holdings Incorporated, of Brownstown House, Kingswood Cross, Clondalkin, County Dublin for the erection of a two storey office building at the rear of Brownstown House, Kingswood Cross, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said office building in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The Board considers that it would be unreasonable to withhold permission for the proposed development having regard to the fact that it is essentially the same as that granted approval by the Board on 12th October, 1977, under reference number PL 6/5/36959.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of public services in the area. The amount to be paid and arrangements for payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanala.</p>	<p>1. 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.</p>

Contd/...

SECOND SCHEDULE (Contd).

Column 1 - Conditions

Column 2 - Reasons for Conditions

2. The water supply and drainage arrangements including the design, location and satisfaction operation of the proposed septic tank and surface water disposal systems shall be in accordance with the requirements of the planning authority. These matters shall be subject of consultation and agreement with the planning authority before any development works are commenced on the site.

2. In the interests of public health.

3. Access arrangements to the public road shall be in accordance with the requirements of the planning authority.

3 and 4. In the interest of safety and the avoidance of traffic hazard.

4. Off-street car-parking facilities shall be provided in accordance with the requirements of the planning authority.

5. An adequate and satisfactory landscaping scheme and programme for such works shall be submitted to and agreed with the planning authority.

5. In the interest of visual amenity



Member of 'An Bord Pleanála' duly authorised to authenticate the seal of the Board:

Dated this 25th day of June 1984.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982

To..... **E. Hurke & Pts.**
..... **1. Charleaton Road,**
..... **Dublin 6.**

Decision Order
Number and Date **PA/2190/83** **3/10/83**

Register Reference No. **YA 653**

Planning Control No.

Reg. Act. Perm. dated 10/3/76.
Application Received on **4/3/83**

Add. Info. Rec'd: 4/8/83

Applicant **Nalsh Holdings Incorporated.**

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/Approval for:-

..... **erection of two storey office building (425sq.m.) at rear of Brownstown House,**
..... **Kingswood Cross, Clondalkin.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £5,200. 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.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
5. That the water supply and drainage arrangements, including the design, location and satisfactory operation of the proposed septic tank and surface water disposal systems be in accordance with the requirements of the County Council. These matters must be the subject of consultation and agreement with the Sanitary Services Department and health Inspectors Department, Eastern Health Board before any development works are commenced on the site.
6. That the access arrangements to the public road be in accordance with the requirements of the Council's Roads Department.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts 1878-1964.
3. 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.
4. In the interest of safety and the avoidance of fire hazard.
5. In order to comply with the Sanitary Services Acts, 1878-1964.
6. In the interest of safety and the avoidance of traffic hazard.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **3rd October, 1983.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

- 7. If street car parking to the Development Plan Standards are to be provided.
- 8. That an adequate and satisfactory landscaping scheme and programme for such works be submitted to and approved by the County Council after consultation with the Parks Department.

- 7. In the interest of the proper planning and development of the area
- 8. In the interest of visual amenity

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NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained 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.

YA 653

Edmund Burke & Pts.,
1 Charleston Road,
DUBLIN 6.

25th April, 1983

Re: Proposed erection of two storey office building
(425 sq. m. approx.) at rear of Brownstown House,
Kingswood Cross, Clondalkin for Walsh Holdings
Incorporated.

Dear Sir,

With reference to your planning application received here on 4th March, 1983, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 - 1982, the following additional information must be submitted in quadruplicate:-

1. Further information is required which should include:-
 - (a) The applicant's specific proposals for the provision of an adequate water supply, both for domestic and fire protection use, having regard to the non-availability of a public supply.
 - (b) Clarification of specific proposals for building size and location, acceptable to the Department of Transport and Power having regard to the site location in relation to Runway 11/29 at Casement Aerodrome.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for PRINCIPAL OFFICER