

# COMHAIRLE CHONTAE ÁTHA CLIATH S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>YA.484</b>
1. LOCATION	Ballymount Drive West, Ballymount Ind Estate, Walkinstown	
2. PROPOSAL	Industrial Units on Plots 1-15 and ESB Sub-station,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	4.3.83
		Date Further Particulars
		(a) Requested                      (b) Received
		1. .... ..... 2. ....
4. SUBMITTED BY	Name	Mr. B. Lee,
	Address	Lyon Development, Walkinstown
5. APPLICANT	Name	Lyon Ind. Estates Ltd.,
	Address	Seagrave House, 20 Earlsfort Terrace, Dublin 2
6. DECISION	O.C.M. No.	PA/1205/83
	Date	29th April, 1983
	Notified	29th April, 1983
	Effect	To grant permission
7. GRANT	O.C.M. No.	PBD/210/83
	Date	14th June, 1983
	Notified	14th June, 1983
	Effect	Permission granted
8. APPEAL	Notified	
	Type	
	Decision	
	Effect	
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 .....

# DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Acts, 1963 & 1976 ~~1983 & 1976~~ **1963-1982**

To: Lyon Development Consultants Ltd.,  
E1, Ballymount Drive,  
Walkinstown,  
Dublin 12.

Decision Order PA/1205/83 - 29/4/83  
Number and Date YA.484  
Register Reference No. 12036  
Planning Control No. 4th March, 1983.  
Application Received on

Applicant Lyon Industrial Estates Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the ~~mentioned~~ conditions.

proposed industrial units on plots 1-15 and E.S.B. sub-station at Ballymount Drive  
West, Ballymount Industrial Estate.

**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 other conditions attached hereto.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.  
~~That the proposed house be used as a single dwelling.~~
3. That a financial contribution in the sum of **£36,760** 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 disposal of the surface water, be in accordance with the requirements of the County Council.
6. That the requirements of the Roads Department be ascertained and strictly adhered to in the development.

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.  
~~For use as an authorised development.~~
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 order to comply with the requirements of the Roads Department.

(Contd....)

Signed on behalf of the Dublin County Council:.....

*[Signature]*  
for Principal Officer

**IMPORTANT:** Turn overleaf for further information.

Date: 14 JUN 1983

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

CONDITIONS

REASONS FOR CONDITIONS

7. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:

7. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£47,000 (forty seven thousand pounds)**

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of **cash of £28,000** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

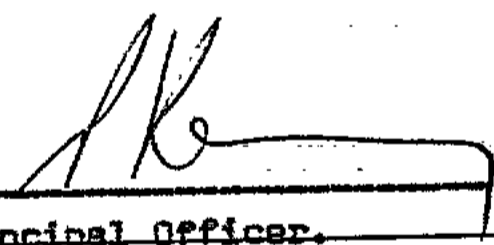
Or/

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgement in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

(Contd. ...)



for Principal Officer.

# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Tel. 724755 (Ext. 262/264)

XXXXXXX

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

To: **Lyon Development Consultants Ltd.,**  
**51, Ballymount Drive,**  
**Walkinstown,**  
**Dublin 12.**

Decision Order **PA/1205/83 - 29/4/83**  
Number and Date

YA.484

Register Reference No.

12036

Planning Control No.

Application Received on **4th March, 1983.**

Applicant **Lyon Industrial Ests. Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

XXXXX

**proposed industrial units on plots 1-15 and E.S.B. sub-station at Ballymount**  
**Drive West, Ballymount Industrial Estate.**

CONDITIONS	REASONS FOR CONDITIONS
<p><b>8.</b> That off-street parking together with non-conflicting loading and unloading arrangements, together with all necessary vehicular waiting areas be provided to Development Plan standards.</p> <p><b>9.</b> That the proposed structure be used for industrial purposes with ancillary offices, as set out in this application, lodged 4/3/83, and any change of use shall be subject to the approval of the Planning Authority or An Bord Pleanala on appeal.</p> <p><b>10.</b> That an overall landscaping scheme including all boundary treatments, together with programme for such works is to be submitted to and approved by the County Council and completed prior to occupation of the units.</p> <p><b>11.</b> That provision be made by the developer for adequate and satisfactory waste disposal including oil and other fuel storage, and that such areas be adequately protected and screened from public view.</p> <p><b>12.</b> That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p><b>13.</b> That all public services to the proposed development including electrical, telephone cables and equipment, be located underground throughout the entire site.</p>	<p><b>8.</b> In the interest of the proper planning and development of the area.</p> <p><b>9.</b> In the interest of the proper planning and development of the area.</p> <p><b>10.</b> In the interest of visual amenity.</p> <p><b>11.</b> In the interest of health.</p> <p><b>12.</b> To protect the amenities of the area.</p> <p><b>13.</b> In the interest of amenity.</p>

Continued/.....

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date: .....

114 JUN 1983

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

14. That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

15. That colour finishes of external walls and roofs to be agreed with the Planning Authority before development commences. In this regard the applicant should note that colour should be of "warm" nature avoiding light grays and off-whites.

16. That a financial contribution of £64,330 (£7,000 per acre) be paid towards the cost of the Ballymount Road Improvement Scheme. This contribution to be paid prior to the commencement of development on the site.

17. That the road reservation lines adjoining the western and southern boundaries of the site to be set out by the applicant and checked on site by the Roads Department of the Council prior to commencement.

18. Specific user permission must be obtained for each unit prior to occupation of each unit.

14. To comply with public health requirements and to ensure an adequate standard of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.

15. In the interest of visual amenity.

16. 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 service.

17. In the interest of the proper planning and development of the area.

18. To prevent unauthorised development.

  
\_\_\_\_\_  
for Principal Officer.