

COMHAIRLE CHONTAE ÁTHA CLIATH

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| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE YA/481 |
| 1. LOCATION | Ballymount Drive, Ballymount Ind. Est., Walkinstown, | |
| 2. PROPOSAL | Erection of industrial units | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | P | 4th March, 1983 |
| | (a) Requested | Date Further Particulars (b) Received |
| | 1. | 1. |
| | 2. | 2. |
| 4. SUBMITTED BY | Name Brian Lee, Address Lyon Development Consultants Ltd., 1E, Ballymount Drive, | |
| 5. APPLICANT | Name Lyon Ind. Estates Ltd., Address Segrave House, 20, Earlsfort Tce., Dublin 2. | |
| 6. DECISION | O.C.M. No. PA/120 ⁴ /83 | Notified 29th April, 1983 |
| | Date 29th April, 1983 | Effect To grant permission |
| 7. GRANT | O.C.M. No. PBD/209/83 | Notified 14th June, 1983 |
| | Date 14th June, 1983 | Effect Permission granted |
| 8. APPEAL | Notified | Decision |
| | Type | 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

Checked by

Copy issued by Registrar.

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

XXXXXXXXXX

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982

To: **Mr. Brian Lee,**
Lyon Industrial Development Consultants Ltd.,
E1, Ballymount Drive,
Walkinstown, Dublin 12.
Applicant **Lyon Industrial Estates Ltd.**

Decision Order **PA/1203/83** **29.4.83**
Number and Date
Register Reference No. **YA 481**
Planning Control No. **12036**
Application Received on **4.3.83**

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

Plots V & W
Industrial units at Ballymount Drive, Ballymount Industrial Estates, Walkinstown.

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 be obtained, and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £6,400.00 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.
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.
7. 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.
8. 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

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 order to comply with the requirements of the Roads Department.
7. In the interest of the proper planning and development of the area.
8. In the interest of the proper planning and development of the area.

.../Contd.

Signed on behalf of the Dublin County Council:

[Signature]
for Principal Officer **14 JUN 1983**

Date:

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.

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8. or An Bord Pleanála on appeal.

9. 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.

10. That provision be made by the developer for adequate and satisfactory waste disposal, such areas be adequately protected and screened from public view.

11. 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.

12. That all public services to the proposed development including electrical, telephone cables and equipment, be located underground throughout the entire site.

13. 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.

14. The 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 greys and off-whites.

15. That a financial contribution of €11,200 (i.e. £7,000 per acre) be paid towards the cost of this Ballymount Road Improvement Scheme. This contribution to be paid prior to the commencement of development on the site.

16. That the reservation for the proposed Walkinstown/ Embankment Route be set out on site and checked by Roads Department of the Council prior to commencement of development.

17. Specific user permission must be obtained for each unit prior to each unit being occupied.

9. In the interest of visual amenity.

10. In the interest of health.

11. To protect the amenities of the area.

12. In the interest of amenity.

13. 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 its cost.

14. In the interest of visual amenity

15. 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.

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

17. To prevent unauthorised development