

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.427
1. LOCATION	Greenhills Industrial Estate, Greenhills Road, Tallaght, Co. Dublin	
2. PROPOSAL	28 Terraced light industrial units	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	3.3.83
		Date Further Particulars
		(a) Requested
		(b) Received
		1. 15th April, 1983
		1. 3rd May, 1983
		2.
		2.
4. SUBMITTED BY	Name R.C.M. Ltd., Address 15, Fitzwilliam Place, Dublin 2	
5. APPLICANT	Name R.C.M. Ltd., Address	
6. DECISION	O.C.M. No. PA/1637/83	Notified 1st July, 1983
	Date 1st July, 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/399/83	Notified 17th Aug., 1983
	Date 17th Aug., 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	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

YA.427

16th September, 1983.

Rohan Construction Ltd.,
15, Fitzwilliam Place,
Dublin 2.

Re: Proposed 28 terraced light industrial units at Greenhills Industrial Estate, Greenhills Road, Tallaght for Rohan Industrial Estates - Decision Order No. PA/1637/83, dated 1/7/'83.

Dear Sirs,

I refer to your submission of 20th July, 1983 relating to Condition No. 4 of the above permission. This condition required that "The requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development". As the submission lodged by you relates to the requirements of the Chief Fire Officer the plans lodged by you have been forwarded to the Fire Officer for his attention.

You are advised to consult with the Chief Fire Officer as to his satisfaction with the plans submitted relating to this condition.

Yours faithfully,


for Principal Officer

DUBLIN COUNTY COUNCIL

PRD/39.9/83

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

Tel. 724755(Ext. 262/264)

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

To: **Rohan Construction Management**
.....
15, Fitzwilliam Place,
.....
Dublin 2.
.....
Applicant **Rohan Industrial Estates.**

Decision Order **PA/1637/83: 1/7/83**
Number and Date
Register Reference No. **YA 427**
.....
11855
Planning Control No.
.....
Application Received on **3/3/83**
Add. Inf. Rec. **3/5/83**

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

Proposed 28 terraced light industrial units at Greenhills Industrial Estate,
.....
Greenhills Road, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That 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.</p> <p>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.</p> <p style="text-align: center;">That the proposed house be used as a single dwelling unit.</p> <p>3. That a financial contribution in the sum of £16,600. 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.</p> <p>4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>5. That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council. These matters are to be agreed in writing with the Sanitary Services Dept. of the Council prior to the commencement of development. The applicants must take cognisance of the existing drainage and water supply services which traverse the site and must agree the necessary building clearances from the main services with the Sanitary Services Dept., before any constructional work is put in hands.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p style="text-align: center;">That the proposed house be used as a single dwelling unit.</p> <p>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.</p> <p>4. In the interest of safety and the avoidance of fire hazard.</p> <p>5. In order to comply with the Sanitary Services Acts, 1878-1964.</p>

(Contd....)

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

.....
for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **17 AUG 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.

6. 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:
- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£24,000. (Twenty four 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) Lodgment with the Council of **a cash sum of £15,000.** 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) Lodgment 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 lodgment 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.
7. That an adequate and satisfactory colour scheme of building finishes and landscaping scheme and comprehensive boundary treatment scheme be submitted to and approved by the County Council after consultation with the Parks and Planning Departments of the County Council.

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

7. In the interest of visual amenity.

(Contd. ...)

XX Irish Life Centre, Dublin 1.

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last page.

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (Ext. 262/264)

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

To: **Rohan Construction Management,**
15, Fitzwilliam Place,
Dublin 2.

Decision Order Number and Date **PA/1673/83: 1/7/83**
Register Reference No. **YA 427**
Planning Control No. **11855**
Application Received on **3/3/83**
Add. Inf. Rec. **3/5/83**

Applicant **Rohan Industrial Estate.**

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

Proposed 28 terraced light industrial units at Greenhills Industrial Estate, Greenhills Road, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>8. That off street car parking in relation to the scale of development be provided to the standards set out in the Council's Development Plan.</p> <p>9. That the structures be used for factory/warehouse and ancillary office purposes as set out in the application dated 4/7/80, and any change of use shall be subject to the approval of the Planning Authority or An Bord Pleanala on appeal.</p> <p>10. That no industrial or toxic effluent will be permitted into the Council's sewers and that no industrial effluent may be discharged without the approval of the W Sanitary Services Department of Dublin County Council.</p> <p>11. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.</p> <p>12. That the pedestrian passageway shown on Drg. No. 7818/17B, submitted on 4/7/80, be constructed by the applicants to the Council's Standard Specifications for the purpose of ensuring adequate pedestrian movement facilities between the industrial estate and the residential estate at the east boundary of the site. This path construction together with boundary fencing and street lighting is to be completed prior to the commencement of industrial buildings operations. This particular pathway is to be increased to 2m. over its entire length.</p>	<p>8. In the interest of the proper planning and development of the area.</p> <p>9. To prevent unauthorised development.</p> <p>10. To prevent pollution of ^{of} the area.</p> <p>11. In the interest of health.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>(Contd.....)</p>

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

for Principal Officer

Date: **17 AUG 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

13. That the necessary land required for future transportation/bus purposes located at the south side of the proposed industrial development, be reserved as such and kept free from building development.

14. That the area between the north eastern boundary line and the north eastern boundary treatment shall not be used for open storage.

15. That the circulation and landscape arrangements at the entrance to the development to be set out on a 1:200 scale layout and agreed with the Planning Authority before development commences.

16. That the development be phased such that the units 1 to 9, (in the southern most block) are not constructed until any necessary adjustments and alterations to the Busway Reservation, which may necessitate modifications to the layout parking and circulation on this portion of the site *are excluded*

13. in the interest of the proper planning and development of the area.

~~14. In the interest of the proper~~

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

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

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

YA.427

15th April, 1983.

R.C.M. Limited,
15, Fitzwilliam Place,
Dublin 2.

Re: P.C. No. 11855: Proposed 28 terraced light industrial units at Greenhills Industrial Estate, Greenhills Road, Tallaght for Rohan Industrial Estates.

Dear Sirs,

With reference to your planning application received here on 3/3/'83 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. A site/location plan to a scale of not less than 1/1,000 indicating:
 - a) The precise location of the boundaries of the site to which the application relates.
 - b) The proposed development
 - c) Existing adjoining developments particularly the residential development to the east of the site.
 - d) The correct line of the busway as indicated on Roads Drawing No. RB1553A previously forwarded to the applicant and available from the Roads Department, Dublin County Council.
 - e) The provision of 153 car spaces as per the Development Plan requirements.

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

Yours faithfully,



for Principal Officer