

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE YA.385
1. LOCATION	Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12		
2. PROPOSAL	Industrial Unit		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 2.3.83	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Mr. B. Lee, Address Lyon Development Consultants Ltd		
5. APPLICANT	Name Lyon Ind. Estates Ltd., Address Segrave House, 20 Earlsfort Terrace, Dublin 2		
6. DECISION	O.C.M. No. PA/984/83 Date 19th April, 1983	Notified 20th April, 1983 Effect To grant permission	
7. GRANT	O.C.M. No. PBD/217/83 Date 7th June, 1983	Notified 7th 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	
Checked by		Date Registrar.	
Co. Accts. Receipt No			

Lyon Industrial Estates,
Segrave House,
20 Earlsfort Terrace,
Dublin 2:

YA 385

23rd August, 1984:

RE: Industrial unit at Plot 'T' Ballymount Drive West, Ballymount Industrial Estt, Walkinstown - Lyon Industrial Estates Ltd:

Dear Sir,

I refer to your submission received on 18th June, 1984, to comply with condition nos. 16 and 17 of decision to grant permission by Order No. PA/985/83 dated 19/4/83, in connection with the above.

In this regard I wish to inform you that the submission in respect of condition no. 16, is acceptable subject to:-

- (a) That the finish of the wall matches the existing wall on Ballymount Road and
- (b) the location of the wall being agreed on site with the Council's Roads Department.

In respect of condition no. 17, you are advised that the specific ~~is~~ specified by this condition ie. the provision of a footpath must be carried out.

Yours faithfully,



for Principal Officer:

DUBLIN COUNTY COUNCIL

MA/217/83

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

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

Decision Order **PA/984/83 - 19/4/83**
Number and Date
Register Reference No. **YA.385**
Planning Control No.
Application Received on **2nd March, 1983.**

Applicant **Lyon Industrial Estates Ltd.**

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

proposed industrial unit at Ballymount Dr., 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 the 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.
3. That the proposed house be used as a single dwelling.
3. That a financial contribution in the sum of **£6,000** 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.

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.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date:

7 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

4. 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 **£10,000 (ten 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 **£6,000** 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/

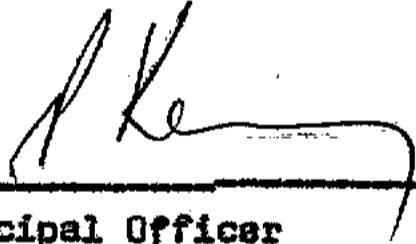
(c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

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.

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

(Contd. ...)



for Principal Officer

DUBLIN COUNTY COUNCIL

PA/984/83

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

Decision Order **PA/984/83 - 19/4/83**
Number and Date **YA, 385**
Register Reference No.
Planning Control No.
Application Received on **2nd March, 1983.**

Applicant **Lyon Industrial Estates Ltd.**

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

XXXXXX

proposed industrial unit at Ballymount Drive, Ballymount Industrial Estate.

CONDITIONS

REASONS FOR CONDITIONS

- 5. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
- 6. That the water supply and drainage arrangements including the disposal of the surface water, be in accordance with the requirements of the Council.
- 7. That the requirements of the Roads Department be ascertained and strictly adhered to in the development.
- 8. 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.
- 9. That the proposed structure be used for industrial purposes with ancillary offices, as set out in this application, lodged 2/3/83, and any change of use shall be subject to the approval of the Planning Authority or An Bord Pleanála on appeal.
- 10. That an overall landscaping scheme 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.

- 5. In the interest of safety and the avoidance of fire hazard.
- 6. In order to comply with the Sanitary Services Act, 1878-1964.
- 7. In order to comply with the requirements of the Roads Department.
- 8. In the interest of the proper planning and development of the area.
- 9. In the interest of the proper planning and development of the area.
- 10. In the interest of visual amenity.

Continued/overleaf.....

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

for Principal Officer

Date:

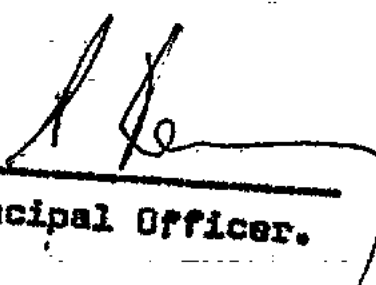
7 JUN 1983

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

11. 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.
12. That all necessary measures be taken by the contractor to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
13. That all public services to the proposed development including electrical, telephone cables and equipment, be located underground throughout the entire site.
14. That all watermain tappings, 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. 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.
16. That a 2m. wall be erected by the developer along the sites frontage with the reservation of the Ballymount Road. Details of the location and finish of this wall to be agreed with the Planning Authority.
17. That a 2 metre footpath together with verge and kerb be constructed by the developer along the sites frontage with Ballymount Road. Details to be agreed with the Council's Roads Maintenance Section prior to commencement of development.

11. In the interest of health.
12. To protect the amenities of the area.
13. In the interest of amenity.
14. To comply with public health requirements and to ensure an adequate standard of workmanship. As the provision of these services by the Co. 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. In the interest of the proper planning and development of the area.
17. In the interest of the proper planning and development of the area.



for Principal Officer.