

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 10065	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA. 508 S
1. LOCATION	Sitecast Industrial Estate, Cherry Orchard, Ballyfermot		
2. PROPOSAL	Site dev. and warehousing units - types - ABCDEF and type 12.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 31st March, 1978	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name O'Malley and Bergin, Architects, Address 33, Fitzwilliam Place, Dublin, 2.		
5. APPLICANT	Name Sitecast (Ireland) Limited, Address 6, Mount Street Cresc., Dublin, 2.		
6. DECISION	O.C.M. No. P/1927/78 Date 30/5/78		Notified 30th May, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/2682/78 Date 13/7/78		Notified 13th July, 1978 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.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

R/2682/78

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **G. Mally and Bargin,**
33, Fitzwilliam Place,
Dublin, 2.

Decision Order Number and Date: **P/1927/78 dated 30/5/78**
Register Reference No. **A.A.803**
Planning Control No. **10055**
Application Received on **31st March, 1978**

Applicant: **Sitacast (Ireland) Limited**

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

Proposed site development and warehouse units at Cherry Orchard, Ballyfermot, Dublin, 15.

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. That before development commences approval under the Building Bye-Laws be obtained, and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878/1964.
3. That the requirements of the Chief Medical Officer be ascertained and adhered to in the development.	3. To comply with the requirements of the Sanitary Authority.
4. That the requirements of the Chief Fire Officer be ascertained prior to the commencement of the development and complied with in full before the structures proposed in the development are put into use.	4. In the interest of safety and avoidance of fire hazard.
5. That water and drainage arrangement be in accordance with the requirements of the Sanitary Services Engineers.	5. In order to comply with the Sanitary Services Acts, 1878/1964.
6. That the requirements of the Roads Department in particular as set out in RPS 101 be strictly adhered to in this development.	6. In the interest of the proper planning and development of the area.
7. That the proposed road reservations affecting the site as shown on RPS 763 should be set out by the applicant on site and checked by the Roads Department.	7. In the interest of the proper planning and development of the area.

Continued/..

on behalf of the Dublin County Council:

P. Zuck
for Principal Officer

Date:

13 JUL 1978

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

Conditions:

continued.....before development commences.

appears that these reservations are incorrectly shown on the lodged plans and revised plans showing correct reservation must be submitted to the Planning Authority.

That only one access point be provided to each individual unit.

Vision splays at access to measure 300-ft. to the rear kerb in each direction from a setback of 25-ft. from edge of carriageway. This to apply to both existing and longterm road layouts.

That the developer maintain the roads and services to the estate in a proper condition until taken-in-charge by the County Council.

That details of the proposed public lighting arrangements be submitted to and approved by the County Council as to provide street lighting to the standard required by the Council.

That the applicant agree with the Planning Authority a suitable boundary treatment and landscaping scheme and the said scheme to be implemented before completion of the estate.

That adequate carparking for cars and trucks be provided in accordance with County Plan standards for each unit.

That specific user permission be obtained prior to occupation of the units.

That this permission refers to site development works and units outlined in green on the lodged plans and does not apply to the other units indicated on the lodged plans.

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

The width of the roads within the estate to be the subject of agreement with the Planning Authority prior to commencement of development. ~~In this regard the area between the building and the road must be only used for landscaping and a limited amount of carparking.~~

Set back of building from road boundary to be the subject of agreement with the Planning Authority prior to commencement of development. In this regard the area between the building and the road must be only used for landscaping and a limited amount of carparking. All other open air operations to be carried on at the rear.

That a financial contribution in the sum of £40,500 be paid by the proposer to the Dublin Co. 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.

Reasons for conditions:

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

8. In the interest of road safety.

9. In the interest of road safety.

10. To ensure a satisfactory standard of development.

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

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

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

14 & 15. To prevent unauthorised development.

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.

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

19. 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.

Continued/

DUBLIN COUNTY COUNCIL

8/2682/78

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: **O'Malley and Bergin,**
33, Fitzwilliam Place,
Dublin, 2.

Decision Order Number and Date **8/1927/78 dated 30/6/78**
Register Reference No. **R.A.508**
Planning Control No. **EX 10055**
Application Received on **31st March, 1978**

Applicant **Sitocast (Ireland) Limited**

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

Proposed site development and warehouse units at Cherry Orchard, Ballyfermot Rd., Dublin,

CONDITIONS

28. 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 spaces, car-parks, sewers, watermains or drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £50,000 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 the roads, open spaces, car-parks, sewers, watermains and drains mentioned are taken-in-charge by the Council.
OR/..

(b) Lodgement with the Council of an agreed sum 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 anybody 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 any case has been acknowledged in writing by the Co.

REASONS FOR CONDITIONS

28. To ensure that a ready sanction may be available to the Council to induce the provision of services or prevent discontinuity in the development.

NOTE: When development has been completed the Council may put the bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

on behalf of the Dublin County Council:

for Principal Officer

Date:

13 JUL 1978

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