

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10065	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA.1888
1. LOCATION	Sitecast Industrial Estate, Ballyfermot Road		
2. PROPOSAL	Advance terraced light industrial/warehouse units Ref. Z1 - 4		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 15th Nov. 1978	Date Further Particulars (a) Requested 1. 9/2/79 Time extended to 2. 14/5/79 (b) Received 1. 14/5/79 2.
4. SUBMITTED BY	Name Sitecast (Ireland) Ltd. Address 6 Mount Street Crescent, Dublin 2.		
5. APPLICANT	Name Sitecast (Ireland) Ltd. Address 6 Mount Street Crescent, Dublin 2.		
6. DECISION	O.C.M. No. P/1842/79 Date 11th May, 1979	Notified 11th May, 1979 Effect To grant permission	
7. GRANT	O.C.M. No. PBD/71/79 Date 13th August, 1979	Notified 13th August, 1979 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

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: **Sitocast (Ireland) Ltd.,**
6 Mount Street, Crumagee
Dublin 2.

Decision Order
Number and Date **P/1842/79: 11/6/79**

Register Reference No. **R.A. 1888**

Planning Control No. **10065**

Applicant **Sitocast (Ireland) Ltd.**

Application Received on **15/11/78**
Time extended to **11/2/79**
Admt. Inf. rec'd **14/3/79**

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

Proposed advance terraced light industrial/warehouse units Ref. 21-4
at Sitocast Industrial Estate, Ballyfermot Road.

CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.
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 the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
4. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.
5. That the requirements of the Chief Medical Officer be adhered to in the development.
6. That specific user permission be obtained from Planning Authority prior to occupation of units.
7. That no industrial effluent be allowed without prior approval of Planning Authority.
8. That off street car-parking and loading and unloading facilities be provided in accordance with the requirements of the Development Plan.
9. That details of landscaping and boundary treatment be submitted to Planning Authority

REASONS FOR CONDITIONS

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. In the interest of safety and the avoidance of fire hazard.
4. In order to comply with the Sanitary Services Acts, 1878-1964.
5. In the interest of health.
6. To prevent unauthorized development.
7. In the interest of health.
8. In the interest of the proper planning and development of the area.
9. In the interests of amenity.

Continued/...

on behalf of the Dublin County Council:

for Principal Officer

Date:

13 AUG 1979

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

for approval and work thereon completed prior to occupation of unit.

10. That no advertising sign or structure except those which are exempted development be erected within the site without prior approval of the Planning Authority.

11. That the area between the road and building shall not be used for storage purposes or truck parking but shall be reserved for car-parking and landscaping.

12. That all relevant conditions of Order No. P/1107/78 dated 22/3/78 relating to the general development of the estate be strictly adhered to in this development.

13. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfaction of completion of services including maintenance until taken-in-charge by the Local Authority of roads, sewers, open space, car-parks, water-mains 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 kept in force by the developer until such time as the roads, open space, car-parks, sewers, water-mains and drains are taken-in-charge by the Council as/..

(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 as/..

(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 agreed in writing by the Council..

10. In the interests of amenity.

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


For Principal Officer.

Continued/

DUBLIN COUNTY COUNCIL

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: **Sitocast (Ireland) Ltd.**
5 Mount Street Crescent,
Dublin 2.
Applicant **Sitocast (Ireland) Ltd.**

Decision Order
Number and Date **P/1042/79: 17/5/79**
Register Reference No. **R.A. 1000**
Planning Control No. **10065**
Application Received on **15/11/79**
Admt. Inf. **10/3/79**

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

Proposed advance terraced light industrial/warehouse units Ref. E1-4 at

Sitocast (Ireland) Ltd.

CONDITIONS

REASONS FOR CONDITIONS

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.

14. That a financial contribution in the sum of £75,000 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.

15. That a further financial contribution in the sum of £10,000 be paid by the proposer to the Dublin County Council towards the cost of providing pumped drainage facilities in the area pending the provision of the permanent sewer for the area.

16. That the buildings shall not be occupied until such time as arrangements satisfactory to the Planning Authority exist for foul and surface water drainage of the site.

17. That the number and location of access points be the subject of agreement with the planning Authority when the occupants of the building have been determined. In this respect a minimum of one access point for occupant is acceptable.

14. 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.

15. To ensure contribution towards cost of provision of public services in that area of the proposed development.

16. In order to comply with the Sanitary Services Acts, 1972-1954.

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

Done on behalf of the Dublin County Council:

for Principal Officer

Date:

13 AUG 1979

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

593.

9/2

R.A. 1888.

P.C. 10066

9th February, 1979.

Sitecast (Ireland) Limited,
6, Mount Street Crescent,
Dublin, 2.

Re: Proposed advance terraced light industrial/warehouse units,
Ref. Z1-4, at Sitecast Industrial Estate, Ballyfermot Road,
for Sitecast (Ireland) Limited.

A Chara,

With reference to your planning application received here on 15th November, 1978, (time extended to 11th February, 1979), 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 and 1976, the following additional information must be submitted in quadruplicate:-

1. The drainage agreement with Dublin Corporation for the acceptance of effluent from these lands restricted the development to a total floor area of 504,000 sq. ft. The proposed development appears to carry the floor area beyond this figure. The applicant is requested to clarify whether or not he is in a position to make satisfactory alternative arrangements for the provision of a foul sewer to serve these lands.
2. The site appears to encroach onto the proposed crescent road to the south as shown on earlier plans. Clarification of this point is required.
3. The Chief Fire Officer is of the opinion that there are inadequate means of escape in case of fire from offices and inadequate fire fighting facilities. The applicant is requested to clarify if he can provide these facilities.

The applicant should mark his reply 'Additional Information' and quote the Register Reference Number given above.

Mise le meas,


For Principal Officer

P/132/79

12/1

R.A. 1888

P.C. 10065

12th January, 1979.

Sitecast (Ireland) Limited,
6, Mount Street Crescent,
DUBLIN 2.

Re: Proposed advance terraced light industrial/warehouse units
Ref. 21-4, at Sitecast Industrial Estate, Ballyfermot Road,
for Sitecast (Ireland) Limited.

A Chara,

With reference to your planning application received here on the 15th November, 1978, (Letter for Extension Period dated 11th January, 1979) in connection with the above, I wish to inform you that:-

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act, 1963, as inserted by Section 39, of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26, has been extended up to and including the 11th February, 1979.

Mise le meas,

AB
for Principal Officer.