

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 10065		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA. 1663 S	
1. LOCATION		Sitecast (Ireland) Ltd., Ballyfermot Rd., Cherry Orchard, Co. Dublin			
2. PROPOSAL		Advance Terraced Light Industrial/Warehouse Units Ref: 4, D and P.			
3. TYPE & DATE OF APPLICATION		TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
		P.	6th October 78	1. 30/11/78	1. 29/6/79
				2.	2.
4. SUBMITTED BY		Name Sitecast (Irl) Ltd., Address 6 Mount Street, Coescent, Dublin 2			
5. APPLICANT		Name Sitecast (Ireland) Ltd., Address 6 Mount Street Crescent, Dublin 2			
6. DECISION		O.C.M. No. PA/3015/79 Date 28th August, 1979		Notified 28th August, 1979 Effect To grant permission	
7. GRANT		O.C.M. No. PBD/264/79 Date 25th October 1979		Notified 15th October 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			
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: **Rohan Construction Management Ltd.,**

5, Mount Street Crescent,

Dublin 2.

Sitacast (Ireland) Ltd.,

Applicant

Decision Order **PA/3015/79, 28/5/79.**

Number and Date **R.A. 1663**

Register Reference No. **10063**

Planning Control No. **6/10/78**

Application Received on **Additional inf. recd. 29/6/79.**

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

proposed advance construction of 3 industrial units at Sitacast Industrial Estate,

Sallyfermot, Dublin 12.

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, Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

3. That a financial contribution in the sum of £75,600. be paid by the proposers 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 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 £60,000. 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 as the roads, open spaces, carparks, sewers, watermains and drains are taken-in-charge by the Council or/

REASONS FOR CONDITIONS

1. To ensure that the development be in accordance with the permission and 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 developers should contribute towards the cost of providing the services.

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. Over/

on behalf of the Dublin County Council:

for Principal Officer

Date:

15 OCT 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

4. (b) contd. Lodgment 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) Lodgment 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 lodgment in any case has been acknowledged in writing by the Council.

Notes:- 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.

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 be in accordance with the requirements of the Sanitary Authority.
7. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.
8. That no industrial effluent be allowed without prior approval of the Planning Authority.
9. That off-street carparking and spaces be provided for trucks in accordance with the requirements of the Development Plan.
10. That specific user permission be sought in respect of each unit when client is known.
11. That details of landscaping and boundary treatment be submitted to Planning Authority for approval and work thereon completed prior to occupation of unit.
12. That no advertising sign or structure, except those which are exempted development, be erected within the site without prior approval of the Planning Authority.

12x

Contd. Over/

3. In the interest of safety and the avoidance of fire hazard.

4. In order to comply with the Sanitary Services Acts, 1878-1964.

7. In the interest of health.

8. In the interest of health.

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

10. To prevent unauthorised development.

11. In the interest of amenity.

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

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: **Rohan Construction Management Ltd.,**

5, Mount Street Crescent,

Dublin 2.

Decision Order **PA/3015/79, 28/8/79.**

Number and Date

Register Reference No. **R.A. 1663**

Planning Control No.

6/10/78.

Application Received on

Applicant **Sitecast (Ireland) Ltd.**

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

proposed advance construction of 3 industrial units at Sitecast Industrial Estate,

Ballyfermot, Dublin 12,

CONDITIONS

13. That the area between the road and building shall not be used for storage purposes or truck parking, but shall be reserved for carparking and landscaping.
14. That all relevant conditions of Order No. P/1107/79, dated 22/3/79, relating to the general development of the estate be strictly adhered to in this development.
15. That a further contribution in the sum of £10,000. be paid by the proposer to Dublin County Council towards the cost of providing pumped drainage facilities in the area.
16. That the number and location of access points be the subject of agreement with the Planning Authority when occupants of the building have been determined.

REASONS FOR CONDITIONS

13. In the interest of the proper planning and development of the area.
14. In the interest of the proper planning and development of the area.
15. This is not covered by the financial contribution in condition No. 3.
16. In the interest of the proper planning and development of the area.

Done on behalf of the Dublin County Council:

for Principal Officer

Date:

15 OCT 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

488/
30/11
R.A. 1663

P.C. 10065

1st December, 1978.

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

Re: Proposed advance terraced light industrial/warehouse units
Ref. 4 U and P, at Ballyfermot Road, Cherry Orchard, for
Sitecast (Ireland) Limited.

A Chara,

With reference to your planning application received here on 6th October, 1978, 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.

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

Mise le meas,



for Principal Officer.