

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 10065	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE R. A. 1185
1. LOCATION	Sitocast Industrial Estate, Ballyfermot Road, Cherry Orchard		
2. PROPOSAL	Advance Light Industrial Factory/Warehouse Unit (Ref. G. 40)		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 14th July, 1978	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Sitocast (Ireland) Limited, Address 6 Mount Street Crescent, Dublin 2.		
5. APPLICANT	Name Sitocast (Ireland) Limited, Address 6 Mount Street Crescent, Dublin 2.		
6. DECISION	O.C.M. No. P/3656/78 Date 13/9/78		Notified 13th September, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/4559/78 Date 14/11/78		Notified 14th November 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.	

P/4559/78

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 Limited,**
6, Mount Street Crescent,
Dublin 2.

Decision Order **W/5656/78: 13/9/78**
Number and Date

Register Reference No. **N.A. 1185**

Planning Control No. **10063**

Application Received on **14/7/78**

Applicant **Sitocast (Ireland) Limited.**

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

Advance light industrial building at Sitocast Industrial Estate, Ballyfermot,

Dublin 10.

CONDITIONS	REASONS FOR 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.	1. To ensure that the development shall be in accordance with the permission and effective control be maintained.
2. That before development commences Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of public safety and avoidance of fire hazard.
4. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
5. That the requirements of the Chief Medical Officer be adhered to in the development.	5. In the interest of public health.
6. That the building be set back 50-ft. from road boundaries and the reservation for the improvement of Kennesfort Road as shown on R.P.S. 831.	6. In the interest of the proper planning and development of the area.
7. That specific user permission be obtained from Planning Authority prior to occupation of units.	7. To prevent unauthorised development.
8. That no industrial effluent be allowed without prior approval of Planning Authority.	8. In the interest of health.
9. That off-street car parking and spaces be provided for trucks in accordance with the requirements of the Development Plan.	9. In the interest of the proper planning and development of the area.
10. That details of landscaping and boundary treatment be submitted to Planning Authority for approval and work thereon completed prior to occupation of unit.	10. In the interests of amenity.

Contd./Over...

on behalf of the Dublin County Council:

P. J.
for Principal Officer

Date:

14 NOV 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

11. That no advertising sign or structure except those which are exempted development be erected within the site without prior approval of the Planning Authority.
12. 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.
13. That all relevant conditions of Order No. P/1927/78, dated 30/8/78 relating to the general development of the estate be strictly adhered to in this development.
14. That development of this estate is not to exceed a total of 504,000-sq. ft. on both phases 1 and 2 until such time as additional drainage capacity is available to serve the site.
15. That a financial contribution in the sum of £40,500 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.
16. 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, car parks, sewers, watermains or drains has been given by:-
 - (a) Lodgment 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 by during the course of the development and kept in force by him until such time as the roads open spaces, car parks, sewers, watermains and drains are taken in charge by the Council. OR/
 - (b) 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/.
11. In the interests of security.
12. In the interest of the proper planning and development of the area.
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15. 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.
16. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

P. J.
 For Principal Officer.

DUBLIN COUNTY COUNCIL

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46-49 DAME STREET,
DUBLIN 2.

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To: **Sitocast Ireland Limited,**
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Decision Order **7/3456/78: 13/9/78**
Number and Date

Register Reference No. **R.A. 1185**

Planning Control No. **10065**

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CONDITIONS

REASONS FOR CONDITIONS

(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 any case has been acknowledged in writing by the Council.

When development has been completed the Council may pursue the land to secure completion of the works required to bring the Estate up to the standard for taking in charge.

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 regard a maximum of one access point per individual occupant is acceptable.

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

on behalf of the Dublin County Council:

P. J.
for Principal Officer

Date:

14 NOV 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