

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P. C. 7554	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA.1123
1. LOCATION	Cloverhill Industrial Park, Clondalkin		
2. PROPOSAL	40,000 sq. ft. factory unit		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 5th July, 1978	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Rohan Construction Management Ltd. Address 5 Mount Street Crescent, Dublin 2.		
5. APPLICANT	Name Industrial Development Authority Address Shield House, Pembroke Road, Dublin 4.		
6. DECISION	O.C.M. No. P/3557/78 Date 4/9/78		Notified 4th September, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/4316/78 Date 6/11/78		Notified 6th 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/43016/78

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: Mr. B. Callan, Decision Order
Industrial Development Authority, Number and Date P/3557/78, 4/9/78
Shield House, Register Reference No. A.A. 1123
Pembroke Road, Dublin 4, Planning Control No. 7554
Applicant Industrial Development Authority, Application Received on 5/7/78

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

Proposed Advance Factory Unit at Cloverhill Industrial Estate.

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. 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 Medical Officer be ascertained and adhered to in the development. 4. That the requirements of the Chief Fire Officer be ascertained and complied with in full before the structures proposed in the development are put into use. 5. That no advertising sign or structure other than those which are exempted development be erected without prior approval of the Planning Authority. 6. That no development take place on foot of this permission until arrangements have been made to the satisfaction of the Council with regard to the lodgement of Insurance Company Bond or security as required by conditions of Order No: P/3372/76, dated 28/8/76. 7. That the requirements of the Roads Department in particular in relation to R.P. 101 be strictly adhered to in this development.	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, 1978-1964. 3. In the interest of public health. 4. In the interest of safety and the avoidance of fire hazard. 5. To prevent unauthorised development. 6. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development. 7. In the interest of road safety. (Conts. Over/...)

on behalf of the Dublin County Council:

for Principal Officer

- 6 NOV 1978

Date:

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

8. That off-street car parking be in accordance with Development Plan Standards. In this regard the following Development Plan Standards are required:-

(a) Offices: 4 car parking spaces per 1,000 sq. ft.
(b) Production: 5 car parking spaces per 1,000 sq. ft.

(c) Warehousing: 1 car parking space per 1,000 sq. ft.

It is noted that the spaces indicated on the drawings submitted for approval are totally inadequate.

Layout of car park to be submitted for approval.

9. Area between the road and the building must not be used for storage purposes or truck parking but must be reserved for car parking and landscaping.

10. That no industrial effluent be permitted without prior grant of permission from the Planning Authority or An Bord Pleanála on appeal.

11. That specific user permission be sought and granted in respect of this unit when proposed occupant is known.

12. The road serving the site to be constructed by the applicant to Roads Department Standards with a 30-ft. carriageway. The unit is not to be made available for occupation until service road is completed.

13. That all relevant conditions of Order No. P/3372/78, dated 28/8/78, relating to the general development of the estate be strictly adhered to in this development.

14. That 24-hour water storage be provided.

15. Developer to indicate outfall to existing public foul sewer.

16. That the land required for the Cloverhill Interchange be reserved free from development. In this regard it is noted that the line of the reservation is pegged out properly on site but the site map indicates a slight encroachment into the reservation.

17. That no boundary fencing or treatment be constructed around this site without a prior grant of permission of the Planning Authority.

18. That this permission does not include the development shown as "possible future expansion".

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

9. To prevent unauthorised development.

10. To prevent unauthorised development.

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

12. In the interest of road safety.

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

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

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

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. To prevent unauthorised development.

P. J.
for Principal Officer.