

## COMHAIRLE CHONTAE ATHA CLIATH

File Reference P.C. 9504	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1774
1. LOCATION	Broomhill Close, Collen Tallaght Industrial Estate, Tallaght.		
2. PROPOSAL	Change of use of 6 warehouse units to 6 factory units		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 7th July, 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Collen Bros. (Dublin) Limited, Address East Wall, Dublin, 3.		
5. APPLICANT	Name Drumlee Estates Limited, Address C/o Collen Bros. (Dublin) Ltd., East Wall, D.3.		
6. DECISION	O.C.M. No. P/3006/77 Date 5/9/77		Notified 6th September, 1977 Effect To Grant Permission
7. GRANT	O.C.M. No. P/3827/77 Date 28/10/77		Notified 28th October, 1977 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 .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No. ....

# DUBLIN COUNTY COUNCIL

P/3827/77

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

## Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order  
Number and Date

P/3806/77: 3/9/77

Colleen Brothers (Dublin) Limited,

Register Reference No.

M. 177A

Kesh Hall,

Planning Control No.

5504

Dublin 3.

Application Received on

7/7/77

Applicant:

Drumless Estates Limited.

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

change of use of 6 warehouse units to 4 factory units at Brookhill Close, Colleen Tallaght Industrial Estate, Tallaght, Co. Dublin.

### Conditions

### Reasons for Conditions

1. Subject to the conditions of this permission, the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. That before development commences approval under the Building Bye-laws to be obtained, and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £7,890.00 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.
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, car parks, sewers, watermain or drains has been given by:-
  - (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £11,000 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, car parks, sewers, watermain 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

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, 1878-1954.
3. 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.
4. To ensure that a ready sanction be available to the Council to induce the provision of services and prevent dissimilarity in the development.

Contd/Over.

Signature on behalf of the Dublin County Council:

Senior Administrative Officer

Date:

28 OCT 1977

Form 4

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.



4. (b) such services to standard specification. Or/
- (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.

**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.

5. That off-street carparking to Development Plan standards be provided in the development.
6. That the requirements of the Council's Chief Fire Officer be ascertained and strictly complied with before use of the proposed structures is commenced.
7. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
8. That a satisfactory scheme of landscaping and tree planting, including the proposed programme for such works shall be submitted to and approved by the Council, before any development work commences.
9. That before development commences, detailed plans of proposed boundary walls, gates and entrances, be submitted to and approved by the Council.
10. That the proposed structures shall be used as factory units and ancillary offices, as set out in the application, dated 6/7/77, and any proposed change of use shall be subject to the approval of the Planning Authority or An Bord Pleanála, on appeal. Retail sales and supermarket operations are not permitted.
11. That the area in front of the buildings between them and the access road shall not be used for the storage of plant and machinery.
12. That a scheme of wall finishes, including proposed colours be submitted to and approved by the County Council before development commences.
13. That details of any proposed signs be submitted to and approved by the Council.
5. In the interest of the proper planning and development of the area.
6. In the interest of safety and avoidance of fire hazard.
7. In order to comply with the Sanitary Services Acts, 1878-1960
8. In the interest of amenity.
9. In the interest of the proper planning and development of the area.
10. In the interests of amenity and the proper planning and development of the area.
11. In the interest of the proper planning and development of the area.
12. In the interest of visual amenity.
13. In the interest of amenity.

*Neil*  
 For Senior Administrative Officer.