

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.11785	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.337 S
1. LOCATION	Adjacent to "Elinfield", Ninth Lock Road, Clondalkin		
2. PROPOSAL	Change of use of existing premises, presently in occupation of An Bord Bainne for use for the purposes of warehousing to use for light industrial purposes		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 16th Feb. 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name McDonnell & Dixon Address 20 Ely Place, Dublin 2.		
5. APPLICANT	Name John P. Kavanagh, Receiver - Miketower Ltd. Address Reynolds McCarron, Marine House, Clanwilliam Court, Clanwilliam Place, Dublin 2.		
6. DECISION	O.C.M. No. P/1143/77 Date 6/4/77	Notified 7th April, 1977 Effect To Grant Permission (Outline)	
7. GRANT	O.C.M. No. P/1711/777 Date 10/6/77	Notified 10th June, 1977 Effect Outline 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

P/1143/77

2951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Outline Permission Local Government (Planning and Development) Act, 1963

To :

Decision Order
Number and Date.....P/1143/77: 6/4/77.

McDonnell & Dixon,

Register Reference No.....# 337

Architects,

Planning Control No.....11785

20, Ely Place, Dublin 2.

Application Received on.....16/2/77

Applicant : John P. Kavanagh, Receiver-Hiketower Limited.

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

change of use of existing premises for the purpose of warehousing to use for light industrial purposes adjacent to "Elmfield", Ninth Lock Road, Clondalkin.

Conditions	Reasons for Conditions
1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.	1. In the interests of the proper planning and development of the area.
2. That outline permission shall cease to have effect after the expiration of one year from the receipt thereof by the applicant therefor or such time thereafter as is necessary for An Bord Pleanála to determine any appeal unless within that time approval has been notified as to the matters referred to in condition (1) above.	2. In the interests of the proper planning and development of the area.
3. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval, be paid by the applicants to the 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 commencement of development on the site.	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. That off-street carparking facilities in accordance with the requirements of the Development Plan be provided within the curtilage of the site. These requirements are as follows:- Warehousing 1 car space per 1,000 sq. ft. gross floor area. Offices 4 car spaces per 1,000 sq. ft. gross floor area.	4. In the interests of the proper planning and development of the area.

on behalf of the Dublin County Council :

S. A. O.
County Secretary.

Form 2

Date : 16/4/77

IMPORTANT: The outline Permission is subject to further APPROVAL being obtained in accordance with Article 5 of the Local Government (Planning & Development) Act, 1963, (Permission) Regulations 1964 prior to commencement of the development.

4. Industrial 5 car spaces per 1,000 sq. ft.
gross floor area.

Circulation aisle to be 20-ft. wide.

5. That the limits of the development of the estate which will be taken-in-charge by the County Council be agreed and clearly defined. In this regard clarification is required as to who is responsible for the construction of the access road, paths and services etc. to the site and what guarantees are available to the Planning Authority that the necessary work will be completed to the satisfaction of the Planning Authority.
5. In the interests of the proper planning and development of the area.
6. That the requirements of the Chief Fire Prevention Officer be ascertained and strictly adhered to in the development.
6. In the interests of public safety and avoidance of fire hazard.
7. That the requirements of the Chief Medical Officer be adhered to in respect of the development.
- 7.. In the interests of public Health.