

File Reference P.C.13460/11249	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE K.2950
1. LOCATION	Western Industrial Estate, Knockmitten Lane, Fox and Geese		
2. PROPOSAL	19 advance industrial units - Project 103		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 9th Dec. 1976	Date Further Particulars
			(a) Requested 1. .... 2. ....
4. SUBMITTED BY	Name	Western Contractors Ltd.	
	Address	Greenhills Road, Walkinstown, Dublin 12.	
5. APPLICANT	Name	Western Contractors Ltd.	
	Address	Greenhills Road, Walkinstown, Dublin 12.	
6. DECISION	O.C.M. No.	p/390/77	Notified 8th February, 1977
	Date	8/2/77	Effect To Grant Permission
7. GRANT	O.C.M. No.	P/928/77	Notified 23rd March, 1977
	Date	23/3/77	Effect Permission Granted
8. APPEAL	Notified		
	Type	Decision	
9. APPLICATION SECTION 26 (3)	Date of application	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 .....

Grid Ref.

O.S. Sheet

Copy issued by .....Registrar.

Date .....

Co. Accts. Receipt No. ....

# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

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

To: Western Contractors Limited,  
Greenhills Road,  
Walkinstown,  
Dublin 18.

Decision Order Number and Date P/390/77: 8/2/77  
Register Reference No. K. 2950  
Planning Control No. 13460  
Application Received on 9/12/1976

Applicant: Western Contractors Limited.

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

**19 advance industrial units - project 103, at Western Industrial Estate, Knockmitten Lane, Fox and Geese.**

Conditions	Reasons for Conditions
1. That the development be carried out and completed in strict conformity with the plans and specification lodged with the application, save as in the conditions hereunder otherwise required.	1. To ensure that the development shall be in accordance with the permission and effective control 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 Sanitary Services Acts, 1878-1964.
3. That Knockmitten Lane across the frontage of the applicants' site be widened to provide a 30-ft. carriageway and a footpath along the southern boundary of the widened road; this work to be carried out to the satisfaction of the Roads Engineers and prior to occupation of any building.	3. In the interests of the proper planning and development of the area.
4. That the proposed estate road to the south of the site should have a 24-ft. wide carriageway for its full length with in a 46' allowance; the road, footpath, etc. to be to the Roads Engineers requirements.	4. In the interests of the proper planning and development of the area.
5. That the proposed estate road to the west of the site should be omitted. Full road width of 46-ft. plus improved junction radii would have to be provided before this road would be acceptable.	5. In the interests of the proper planning and development of the area.
6. The Local Distributor Road on the eastern side of the site to be constructed to the requirements and standards of the Roads Engineer prior to occupation of any building.	6. In the interest of the proper planning and development of the area.

contd/Over.

On behalf of the Dublin County Council:

*[Signature]*  
Senior Administrative Officer

Form 4

Date: 23/3/77

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.

7. Individual user permission to be obtained prior to occupancy of each unit.
  8. Details of effluent from foul sewer to be supplied and the proposals for treatment of any toxic or otherwise dangerous wastes to be set out and agreed with Sanitary Services.
  9. Applicant to construct a new surface water sewer across the Killen Road and to deepen the stream from this point back to his discharge manhole. Details to be in accordance with the requirements of the Sanitary Services Engineers.
  10. That a new watermain be brought from the existing main in the Ness Road. The size and line of this main to be agreed with the water section of Sanitary Services; 24 hour water storage to be provided on site for each unit.
- NOTE: In each case the applicant will have to construct the outfall sewers and watermains at his own expense.
11. That a financial contribution in the sum of £8,550. (eight thousand, five hundred and fifty pounds) be paid by the proposer to 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 of the site.
  12. That the requirements of the Chief Fire Officer be strictly adhered to in the development. The premises are not to be occupied until the Chief Fire Officer's requirements are met.
  13. That the requirements of the Chief Medical Officer be strictly adhered to in the development.
7. To prevent unauthorized development.
  8. In order to comply with Sanitary Services Acts, 1878-1964.
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  10. In order to comply with Sanitary Services Acts, 1878-1964.
  11. 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.
  12. To protect the safety of persons occupying or employed in the structure or any adjoining structures.
  13. In order to comply with the requirements of the Sanitary Authority.



# DUBLIN COUNTY COUNCIL

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/390/77, 8/2/77**

Register Reference No. **K1 2950**

Planning Control No. **33460**

Application Received on **9/12/1976**

**Western Contractors Limited,  
Greenhills Road,  
Walkinstown,  
Dublin 12.**

Applicant: **Western Contractors Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**19 advance industrial units - project 103, at Western Industrial Estate,  
Knockmitten Lane, Fox and Geese.**

Conditions	Reasons for Conditions
<p>14. 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 spaces, carparks, sewers, watermains or drains has been given by:-</p> <p>(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000 (thirty thousand pounds) 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/</p> <p>(b) Lodgement with the Council of £17,500 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/</p> <p>(c) Lodgement 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 lodgement in any case has been acknowledged in writing by the Council.</p>	<p>14. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.</p>

on behalf of the Dublin County Council:

*MW*  
Senior Administrative Officer

Form 4

Date: **23/3/77**

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.

**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.

13. Off-street carparking in accordance with the requirements of the Development Plan to be provided within the development for each unit.
16. The areas between the proposed structures and existing and proposed roads must not be used for storage purposes. This area to be used solely for landscaping, parking of cars and circulation aisles.
17. That the location of points of vehicular access to the units be the subject of agreement with the Planning Authority, prior to occupation of any buildings.
18. That details of boundary treatment to be submitted to and agreed by the Planning Authority prior to occupation of any buildings. In this regard a 5-ft. strip of land be reserved and suitably planted adjacent to all road boundaries save at vehicular access points.

15. In the interest of the proper planning and development of the area.
16. In the interests of amenity and the proper planning and development of the area.
17. In the interests of the proper planning and development of the area.
18. In the interests of the proper planning and development of the area.

*MK*  
for Senior Administrative Officer.