

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 7554	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.728								
1. LOCATION	Cloverhill, Ballymanaggin, Clondalkin, Co. Dublin. S										
2. PROPOSAL	Site development works for light industrial estate										
3. TYPE & DATE OF APPLICATION	TYPE R.	Date Received 1st April, 1976	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1.</td> <td>1.</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.
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(a) Requested	(b) Received										
1.	1.										
2.	2.										
4. SUBMITTED BY	Name F. McCabe, O'Malley and Bergin Limited, Address 33, Fitzwilliam Place, Dublin, 2.										
5. APPLICANT	Name Clondalkin Estates Limited, Address "Westboro", Montenotte, Cork.										
6. DECISION	O.C.M. No. P/1729/76 Date 31/5/76	Notified 31st May, 1976 Effect To Grant Approval									
7. GRANT	O.C.M. No. P/2751/76 Date 9/7/76	Notified 9th July, 1976 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 byRegistrar.									
Checked by		Date									
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....									

P/2751/76

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

~~Approval~~
Notification of Grant of ~~Development~~ ~~Approval~~
Local Government (Planning and Development) Act, 1963

To:

Decision Order

Number and Date **P/1029/76: 31/8/76**

Fergal MacCabe/O'Malley & Grogan,

Register Reference No. **2.728**

33, Fitzwilliam Place,

Planning Control No. **7554**

Dublin 2.

Application Received on **1/4/76**

Applicant: **Clonsilla Industrial Estates Ltd.**

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

Proposed site development works for light industrial estate at

Cloverhill, Ballynashaggan, Clonsilla, Co. Dublin.

Conditions	Reasons for Conditions
1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. That before development commences, approval under the Building Bye-laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That prior to commencement of development the applicant ascertain and adhere to the requirements of the Sanitary Services Engineer in relation to surface water and foul water and in relation to water supply from public mains.	3. In order to comply with the Sanitary Services Acts, 1878-1964.
4. That prior to commencement of development the applicant to consult with Roads Department with regard to setting out of the motorway interchange.	4. In the interest of the proper planning and development of the area.
Note: Position of motorway reservation as shown on lodged plans is not entirely accurate.	
5. The permanent vehicular access to the estate only should be provided. This access should be constructed with kerb walls and vision splays as shown on lodged plans before any industrial unit is occupied. Temporary access to be omitted.	5. In the interest of the proper planning and development of the area.
6. A suitable turning bay to be provided at	6. In the interest of the Continued/...

On behalf of the Dublin County Council:

For.

M.K.
Senior Administrative Officer

Form 4

Date: **9th July, 1976.**

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.

the end of each sub-de-see.

7. That the development provide for the preservation and extension of existing mature trees within the site along the boundary with Cloverhill Road and specifically that existing trees and areas for proposed planting be protected during development by 45ft. post and chainlink fence placed at least 10-ft. beyond the branch spread. Such areas shall be so protected prior to commencement of development and the areas shall remain free from disturbance by machinery or storage during development. No trees shall be removed without prior identification and agreement in writing from the Parks Superintendent.

8. Existing limestone boundary walls along the existing road frontage to be preserved and restored or extended where it is necessary to create access points or extend boundary walls. Visually conflicting boundary fences or walls will not be permitted in the interest of preserving aesthetic unity. In this regard the applicant to submit plans to and obtain agreement from the Planning Authority with regard to proposed boundary treatment.

9. A comprehensive landscape plan with full work specification to be submitted and agreed with the Planning Authority before any work commences on the site.

10. That an area of ~~substantially~~ ~~approximately~~ 1 acre be designated as an area to be reserved for the parking of trucks, cars, etc., until such time as the Planning Authority has determined the parking requirements of the estate as it develops

proper planning and development of the area.

7. In the interest of amenity.

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

9. In the interest of amenity.

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

Continued/.....

M. K.
Per. Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 2951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order

Number and Date

9/1629/76; 31/8/76

Register Reference No.

4. 720

Planning Control No.

7556

Application Received on

1/4/76

Fergal MacCabe/O'Reilly & Morgan.

33, Fitzwilliam Place,

Dublin 2.

Applicant: Clondalkin Industrial Estate Ltd.

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

Proposed site development works for light industrial estate at Cloverhill,
Mallinacappin, Clondalkin, Co. Dublin.

Conditions

Reasons for Conditions

On completion of the rest of the estate the estate the Planning Authority will consider proposals for the use of this area in the light of circumstances then prevailing. This area to be centrally located and to be the subject of agreement with the Planning Authority.

11. The use of the proposed sewerage services is not to commence nor are demands to be made on them until such time as the applicant has been advised in writing by the Sanitary Services Engineer that the outlet sewers are operational.

12. That a financial contribution in the sum of £45,000, (forty five thousand, nine hundred pounds) 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.

13. 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:-

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

12. 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 in the area.

13. To ensure that a ready sanction may be available to the Council to induce the provision and prevent disamenity in development.

Continued/.....

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date:

9th July '76

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.

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £33,000 (thirty three thousand pounds) which shall be kept in force by the developer until such time as the roads, open spaces, car parks, sewers, watermain and drains are taken-in-charge by the Council. or/.

(b) Lodgement with the Council of £10,000, (eleven thousand five hundred pounds) 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/...

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

14. The developer shall maintain roads and services in the estate in a proper manner until taken over by the County Council.

15. That all public services to the proposed development including electrical, and telephone cables and equipment etc, be located underground throughout the entire site.

16. That details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.

17. That any necessary improvements to the existing road along the frontage of the site be carried out as required by the Planning Authority.

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

15. In the interest of amenity.

16. In the interest of amenity and public safety.

17. In the interest of road safety.

HLK
Per. Senior Administrative Officer.