

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 5350	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G.1966
1. LOCATION	Harold's Grange, Rathfarnham, Dublin, 14.		
2. PROPOSAL	Commercial office development. S		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 30th August, 1974.	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name	Design Department of Thos. McInerney & Co.,	
	Address	Old Naas Road, Bluebell, Dublin, 12.	
5. APPLICANT	Name	Thomas McInerney and Co. Ltd.,	
	Address	Old Naas Road, Bluebell, Dublin, 12.	
6. DECISION	O.C.M. No.	P/3367/74	Notified 29/10/74
	Date	28/10/74	Effect To Grant Permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	19/11/74	Decision 26th September, 1975
	Type	1st & 3rd Party	Effect Minister Granted Permission
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.....	

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

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

To :

Thomas McInerney & Co.,
Old Moss Road,
Blusbell,
Inchicore, Dublin 12.

Decision Order **P/3367/74; 28/10/74**
Number and Date **8. 1966.**

Register Reference No. **5350**

Planning Control No. **30/8/74**

Application Received on

Thomas McInerney & Co. Ltd.

Applicant :

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for **Proposed commercial office development (3-No. office blocks) at Harold Grange. Floor Area: 199,500-sq.ft.**

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions

(1) That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as in the conditions hereunder otherwise required.

(2) That a financial contribution in the sum of £7,050, (seven thousand and fifty pounds) be paid by the applicant 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.

(3) 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, watermains, or drains has been given by:-

(a) Lodgement with the Council of an agreed Insurance Co. Bond in the sum of £12,000, (twelve thousand pounds) or.

(b) Lodgement 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 such services to standard specification; or/.

Reasons for Conditions

(1) To ensure that the development shall be in accordance with the permission and effective control be maintained.

(2) In the interest of the proper planning and development of the area.

(3) To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

Continued/...

on behalf of the Dublin County Council :

for.
for.

Senior Administrative Officer

Date : **29th October, 1974.**

IMPORTANT : Turn overleaf for further information.

Form 3

Conditions	Reasons for Conditions
(a) 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.	
(4) That all necessary measures be taken by the Contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	(4) To protect the amenity of the area.
(5) That all public services to the proposed development, including electrical, communal television, and telephone cables and equipment be located underground throughout the entire site.	(5) In the interest of amenity.
(6) 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.	(6) In the interest of amenity and public safety.
(7) That the design and location and construction of roads, paths, boundary walls, watercourse and sewers be in accordance with the requirements of the County Council.	(7) To ensure a satisfactory standard of development.
(8) That the two areas under the control of the applicant shown coloured green on the map referred to in condition 6, of the Minister's grant of outline permission by Order dated 30th November, 1972, be reserved for use as public open space and pedestrian access purposes and these areas shall be levelled, soiled, seeded and landscaped to the satisfaction of the County Council in association to the proposed office development.	(8) In the interest of the proper planning and development of the area.
(9) That the requirements of the Chief Fire Officer, be ascertained and adhered to in the development.	(9) In the interest of public safety and the avoidance of fire hazard.

Note :

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If there is no appeal to the Minister for Local Government against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. The Applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to :—

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

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

To :

Thomas McInerney & Co. Ltd.

Old Nass Road,
Blusbell,
Inchicore,
Dublin 12.

Thomas McInerney & Co. Ltd.

Applicant :

Decision Order

Number and Date

2/3367/74, 28/10/74

G. 1966.

Register Reference No.

5350.

Planning Control No.

30/6/74

Application Received on

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for **Proposed commercial office development (3-N o office blocks) at Harold's Grange.**

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions	Reasons for Conditions
(10) That proposed office buildings must be re-located so as to provide a minimum set back of 40-ft. from the new Barton Road extension boundary and not less than 40-ft. from the proposed school site boundary at the east side and not less than 25-ft. from the boundary of the open space at the south and south/east boundaries. Any additional surface areas resulting from the re-location of the buildings are to be used for amenity and landscaping purposes.	(10) In the interest of amenity and adequate separation from adjoining boundaries.
(11) The surface parking arrangements are to be revised and adjusted so as to permit adequate landscaping tree planting and vehicle circulation for the purpose of reducing the visual impact of the surface car-parking arrangements. The proposed underground car parking arrangements are to be re-assessed and revised in relation to the proximity to Barton Road and the public open space. Full details of the proposed retaining walls adjoining the new Barton Road extension must be submitted to and approved by the County Council after discussion and agreement with the Roads Engineer.	(11) In the interest of the proper planning and development of the area.
(12) The external finishes, texture and colours are to be agreed with the Planning Authority.	(12) In the interest of visual amenity.
(13) The proposed boundary treatment, definition of boundaries in relation to the school site and open space and new Barton Road extension are to be agreed with the Planning Authority.	(13) In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council :

for.

Senior Administrative Officer

Date : 29th October, 1974.

Conditions	Reasons for Conditions
(14) That the necessary lands required for road improvement purposes must be reserved as such and made available to the County Council.	(14) In the interest of proper planning and development of the area.
(15) Details of the proposed road works including a 24-ft. wide carriageway, portion of the proposed roundabout and the pedestrian underpass ways, set out in condition 4, of the grant of outline permission by the Minister for Local Government dated 3/11/72, are to be submitted and approved by the County Council. The details of these works including the setting out of road improvements lines must be agreed with the Roads Engineer. The applicants must also agree the details of the proposed main access, circulation and under ground car park access arrangement with the Roads Engineer.	(15) In the interest of the proper planning and development of the area.
(16). The specific details of planting arrangements and programme for such works with relation to the overall site landscaping must be agreed with the Planning Authority.	(16) In the interest of the proper planning and development of the area.
(17) That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.	(17) In order to comply with the Sanitary Services Acts, 1878-1964.
(18) That a comprehensive setting-out plan to an agreed scale, be submitted to the County Council before any development work commences, for the purpose of ensuring that adequate control of building location, heights, alignment together with all necessary services is achieved by the developers. The setting out plan must clearly show finished floor levels in relation to Ordnance Datum.	(18) In the interest of the proper planning and development of the area, and to ensure that effective control of the development is maintained.

Continued/.....

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Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

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

To :

Decision Order **P/3367/74; 28/10/74**
Number and Date.

Thomas McInerney, & Co. Ltd.
Old Naas Road,
Blusbell,
Inchicore, Dublin 12.

Register Reference No. **E. 1965.**
5350

Planning Control No. **30/8/74**

Application Received on

Thomas McInerney & Co. Ltd.

Applicant :

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for **Proposed commercial office development (3-No. office blocks) at Harold's Cross, Grange.**

Floor Area: 199,800-sq.ft.

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions	Reasons for Conditions
(19) The applicant must ensure that constructional vehicular movements through adjoining roads both public and private are so arranged and operated as not to cause undue noise, disturbance or other disruption to residents in the area.	(19) In order to preserve the amenities of the area.
(20) In the event that blasting operations are necessary not less than 24-hours advance notice of each explosion to be carried out shall be given to adjoining residents and occupants of lands adjoining the site. Explosions shall be limited to the hours between 0800 and 1800-hours and the best practical means shall be used to minimize the degree of nuisance caused by explosion such means as to include the proper management of the operations having regard to the timing, and frequency and use of the most careful blasting techniques.	(20). To minimize nuisance and injury to the amenities of the area resulting from noise.

on behalf of the Dublin County Council :

for *Alan Corry*
Senior Administrative Officer.

Date : **29th October, 1974.**

IMPORTANT : Turn overleaf for further information.

Form 3

Conditions	Reasons for Conditions

Note :

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