

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 2194.
1. LOCATION	Belgard Road, Tallaght. S		
2. PROPOSAL	Light industrial & warehousing units with ancillary offices.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	1.12.1982.	<div style="display: flex; justify-content: space-between;"> <div>1. 31st Jan., 1983</div> <div>1. 11th Feb., 1983</div> </div> <div style="display: flex; justify-content: space-between;"> <div>2.</div> <div>2.</div> </div>
4. SUBMITTED BY	Name John G. Henry. Address 'Donmel' 1, Eglinton Road, Donnybrook.		
5. APPLICANT	Name John McAvoy (Dublin) Ltd. Address 'Donmel', 1, Eglinton Road, D.4.		
6. DECISION	O.C.M. No. PA/819/83 Date 8th April, 1983	Notified 8th April, 1983 Effect To grant permission	
7. GRANT	O.C.M. No. PBD/189/83 Date 25th May, 1983	Notified 25th May, 1983 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.			
Prepared by Checked by		Copy issued by Registrar. Date Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982

To: **Mr. John G. Henry,**
'Dannel',
1, Eglinton Road,
Dennybrook, Dublin 4.
Applicant **J. McAvoy (Dublin) Ltd.**

Decision Order
Number and Date **PA/819/83, 8/4/'83**
Register Reference No. **XA.2194**
Planning Control No. **11413**
Application Received on **1/12/'82**
Add. Inf. Rec.'d. **11/2/'83**

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

Proposed erection of light industrial and warehousing units, with ancillary offices at
Belgard Road, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application, save as may be required by other conditions attached hereto.</p> <p>2. That the proposed house be used as a single dwelling.</p> <p>2. That a financial contribution in the sum of £12,800. 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>To prevent unauthorised development.</p> <p>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.</p>

(Contd . . .)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **25 MAY 1983**

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.

CONDITIONS

REASONS FOR CONDITIONS

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, carparks, sewers, watermainns or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£15,000.**

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 space, carparks, sewers, watermainns and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council ~~cash~~ **sum of ££10,000.** 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 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 lodgement in either 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 the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

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

5. In the interest of safety and the avoidance of fire hazard.

(Contd. ...)

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IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982

To: **Mr. Mohn G. Henry,**
'Dormel',
1, Eglinton Road,
Donnybrook, Dublin 4.
J. McAvoy (Dublin) Ltd
Applicant

Decision Order **PA/819/83, 8/4/83**
Number and Date
Register Reference No. **XA.2194**
Planning Control No. **11413**
Application Received on **1/12/82**
11/2/83
Add. Int. Rec. No.

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

Proposed erection of light industrial and warehousing units, with ancillary offices at Belgard Road, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
6. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	6. In the interest of health.
7. That the water supply and drainage arrangements, including disposal of surface water be in accordance with the requirements of the Sanitary Services Department.	7. In order to comply with the Sanitary Services Acts, 1878 & 1964.
8. That the proposed units be used solely for light industrial and ancillary office purposes and any proposed change of use shall be subject to the approval of the Planning Authority or An Bord Pleanála on appeal.	8. To prevent unauthorised development.
9. The developers to provide a 2m. wide footpath along the sites frontage to the Old Belgard Road.	9. In the interest of the proper planning and development of the area.
10. That the proposed 2 entrances be set back 15ft. from the edge of the existing public road. Kerb radii at each entrance to be to the requirements of the Roads Department.	10. In order to comply with the requirements of the Roads Department.
11. That a 6ft. high screen wall of a finish to be agreed with the Planning Authority be provided along the sites frontage to the new Belgard Road prior to the occupation of individual units.	11. In the interest of the proper planning and development of the area.
12. That the applicants consult with the Roads Department of the Council regarding the reservation lines for the proposed Walkinstown Embankment Route. Reservation lines are to be set out on site by the applicant and checked by Roads Department prior to the commencement of development.	12. In order to comply with the requirements of the Roads Department.

Cont../..

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **2.5 MAY 1983**

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.

FUTURE PRINT

13. That a satisfactory scheme of landscaping and boundary treatments including the proposed programme for such works be submitted to and agreed ~~at~~ by the Council prior to commencement of development. Such works are to be completed prior to the occupation of individual units.

14. That all proposed external finishes be agreed with the Planning Authority prior to commencement of development.

15. That off-street car parking including adequate loading and unloading facilities together with adequate ancillary circulation space be provided to Development Plan Standards in respect of the scale of development proposed.

13. In the interest of amenity.

14. In the interest of visual amenity.

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

A handwritten signature, possibly 'P. K.', followed by a long horizontal line extending to the right.

XA 2194

31st January, 1983.

Mr. J. G. Henry,
"Donnel",
1 Eglinton Road,
Donnybrook,
Dublin 4.

RE: Proposed erection of light industrial and warehousing units
with ancillary offices at Belgard Road, Tallaght for
J. McAvoy (Dublin) Ltd.

Dear Sir,

With reference to your planning application received here on 1st December, 1982, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. An accurate and fully dimensioned site layout plan to a scale of 1:500 is required which indicates the followings:-
 - a. The road reservations for the Belgard Road and Walkinstown Embankment Routes
 - b. The existing 225mm surface water sewer which crosses the site to be located and plotted on the above site layout plan.

NOTE: The applicant is advised to consult with the Planning Authority prior to the submission of the above additional information.

Please mark your reply "Additional Information" and quote the Reg. Ref. no. given above.

Yours faithfully,


for Principal Officer.