

# COMHAIRLE CHONTAE ÁTHA CLIATH

P.C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1221
1. LOCATION	Long Mile Road/Robinhood Road		
2. PROPOSAL	light industrial/warehouse development together with ancillary car parking with access		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
			(b) Received
			1. ....
			2. ....
4. SUBMITTED BY	Name Brian O'Halloran & Associates Address 23 Herbert Place, Dublin 2.		
5. APPLICANT	Name OFLA Limited Address 1 Stokes Place, St. Stephens Green, Dublin 2.		
6. DECISION	O.C.M. No. p/3939/86		Notified 17th Oct., 1986
	Date 17th Oct., '86		Effect To grant permission
7. GRANT	O.C.M. No. P/4496/86		Notified 27th Nov., 1986
	P/3809/87 2/11/87 Date 27th Nov., 1986		2nd Nov., 1987 Effect Permission granted
8. APPEAL	Notified 25th Nov., 1986		Conds. No. 2 & 11 removed
	Type 1st. Party		Decision and No. 8 amended by An Bord Pleanála Effect 1st oct., 1987
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 .....		Copy issued by ..... Registrar.	
Checked by .....		Date .....	
		Co. Accts. Receipt No .....	

# DUBLIN COUNTY COUNCIL

P / 3.8.09 / 87

Tel 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Outline Permission

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

To Brian O'Halloran & Assocs.  
23 Herbert Place,  
Dublin 2

Decision Order  
Number and Date P/3939/86 17.10.86

Register Reference No 86A/1221

Planning Control No. ....

Application Received on 21.8.86

Site Area : 9.3 acres

Additional Information received .....

Applicant OFLA Ltd.

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

proposed light industrial/warehouse development together with ancillary car parking  
with access from Robinhood Road and Longmile Road on a site at Robinhood/Club Road  
and Longmile Road.

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 interest of the proper planning and development of the area.
2. Deleted by An Bord Pleanála in its decision dated 1st October, 1987 Ref. PL6/5/72729.	
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
5. That the necessary land required for road reservation purposes be reserved as such and kept free from building development.	5. In the interest of the proper planning and development of the area.
6. That a comprehensive landscaping scheme together with programme for such works be submitted to and agreed by the County Council. The applicant should make the necessary arrangements for completing the landscaping proposals on completion of the building development.	6. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

*Th. H. G. L.*  
For Principal Officer

**2 NOV 1987**

Date

Form 2

**IMPORTANT:** The Outline Permission is subject to further APPROVAL being obtained in accordance with the provisions contained in the Local Government (Planning & Development) Acts, 1963-1982 prior to the commencement of development.

7. That the access arrangements, including all necessary safe traffic visibility clearance lines be in accordance with the requirements of the County Council.

8. The access and egress onto Longmile Road shall be in accordance with the requirements of the planning authority at approval stage. The developer shall pay a financial contribution to the planning authority towards the cost of the provision of a storage lane to the median break in Longmile Road fronting the site as may be provided by the local authority. Details of this contribution, the method and time of payment, the time within which such works shall be carried out and details for the refunding of the contribution with interest if such works are not carried out within the specified time, shall be agreed with the planning authority at the approval stage or, failing such agreement, shall be as determined by An Bord Pleanála on appeal.

9. That the area between the building lines and adjoining public road boundary be not used for storage of goods, plant, machinery or other materials.

10. Details of all boundary treatment including trees to be retained on site shall be submitted to the Planning Authority for approval.

11. Deleted by An Bord Pleanála in its decision dated 1st October, 1987 Ref. PL6/5/72729.

7. In the interest of safety and the avoidance of traffic hazard.

8. It is considered that improvements to the existing turning facility at the median break in Longmile Road are desirable and would facilitate this development and consequently, it is reasonable that the developer should contribute towards the cost of these works that maybe carried out by the local authority

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

10. In the interest of visual amenity.

*The Hing*

2 NOV 1987

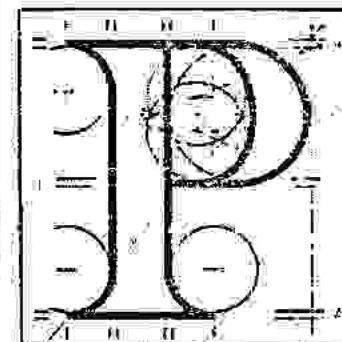
Our Ref: PL 6/5/72729  
Your Ref: 86A/1221

*PKenny*

*Ken*  
*3/11*

Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

28<sup>th</sup> October, 1987

Appeal re: Proposed erection of a light industrial/warehouse development together with ancillary car parking with access from Robinhood Road and Long Mile Road on a site at Robinhood/Club Road and Long Mile Road.

Dear Sir/Madam,

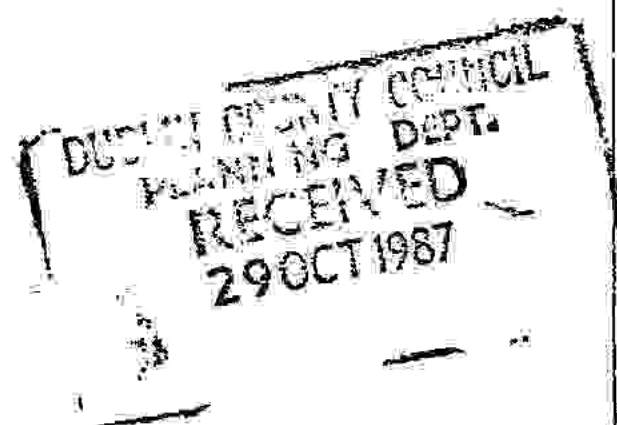
There is an inaccuracy in the Board's order dated 1st October, 1987, relating to this appeal. In the first paragraph the order refers to "the decision made on the 17th day of October, 1986, by the Council of the County of Dublin to grant subject to conditions permission...". The order should read "to grant subject to conditions outline permission".

From now on the Board's order should be read in conjunction with this letter.

Yours faithfully,

*Chris Clarke*  
Chris Clarke  
Executive Officer

BH





AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/1221

APPEAL by OFLA Limited, care of Brian O'Halloran and Associates of 23, Herbert Place, Dublin, against the decision made on the 17th day of October, 1986, by the Council of the County of Dublin to grant subject to conditions permission for erection of a light industrial/warehouse development together with ancillary car parking with access from Robinhood Road and Longmile Road on a site at Robinhood Road and Longmile Road in accordance with plans and particulars lodged with the said Council :

WHEREAS the said appeal relates only to conditions numbers 2, 8 and 11, subject to which the decision was made:

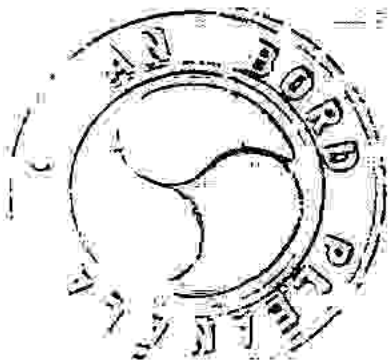
AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to remove the said conditions numbers 2 and 11, and the reasons therefor, and to amend condition number 8, so that it shall be as follows for the reason set out.

PL 6/5/72729

8. The access and egress onto Longmile Road shall be in accordance with the requirements of the planning authority at approval stage. The developer shall pay a financial contribution to the planning authority towards the cost of the provision of a storage lane to the median break in Longmile Road fronting the site as may be provided by the local authority. Details of this contribution, the method and time of payment, the time within which such works shall be carried out and details for the refunding of the contribution with interest if such works are not carried out within the specified time, shall be agreed with the planning authority at the approval stage or, failing such agreement, shall be as determined by An Bord Pleanála on appeal.

**Reason:** It is considered that improvements to the existing turning facility at the median break in Longmile Road are desirable and would facilitate this development and consequently, it is reasonable that the developer should contribute towards the cost of these works that may be carried out by the local authority.



*S. Hannigan*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this / day of *October* 1987.

# DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

1, 449.6 / 8.6

## Notification of Grant of Outline Permission

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

To.....**Brian O'Halloran & Assocs.,**.....  
.....**23 Herbert Place,**.....  
.....**Dublin 2**.....  
Applicant...**OFLA Ltd.**.....  
Decision Order  
Number and Date .... **P/3939/86 - 17.10.86**.....  
Register Reference No. .... **86A/1221**.....  
Planning Control No. ....  
Application Received on ... **21.8.86**.....  
Additional Information received .....  
Site Area: **9.3 acres**

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

.....**Proposed Light Industrial/warehouse development together with ancillary car**.....  
.....**parking with access from Robinhood Road and Longmile Road on a site at**.....  
.....**Robinhood/Club Road, and Longmile Road.**.....

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 interest of the proper planning and development of the area.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval 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; this contribution to be paid before the commencement of development on the site.	2. 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.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
5. That the necessary land required for road reservation purposes be reserved as such and kept free from building development.	5. In the interest of the proper planning and development of the area.

Contd/...

Signed on behalf of the Dublin County Council .....

*[Signature]*  
For Principal Officer

Form 2

Date..... **27 NOV 1986** .....

**IMPORTANT: The Outline Permission is subject to further APPROVAL being obtained in accordance with the provisions contained in the Local Government (Planning & Development) Acts, 1963-1982 prior to the commencement of development.**

6. That a comprehensive landscaping scheme together with programme for such works be submitted to and agreed by the County Council. The applicant should make the necessary arrangements for completing the landscaping proposals on completion of the building development.

7. That the access arrangements, including all necessary safe traffic visibility clearance lines be in accordance with the requirements of the County Council.

8. That access and egress point onto Longmile Road shall be deleted from the proposal. The sole vehicular access to the site shall be off Robinhood Road.

9. That the area between the building lines and adjoining public road boundary be not used for storage of goods, plant, machinery or other materials.

10. Details of all boundary treatment including trees to be retained on site shall be submitted to the Planning Authority for approval.

11. Robinhood Road and Club Road to be widened to the construction standards and specifications of the County Council as shown on the lodged plans, before this development take place.

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

7. In the interest of safety and the avoidance of traffic hazard.

8. In the interest of safety and the avoidance of traffic hazard.

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

10. In the interest of visual amenity.

11. In order to comply with the requirements of the Roads Department.

*AK*

27 NOV 1986



An Bord Pleanala,  
Blocks 6 & 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

✓  
86A/1221 & 86A/876

PL6/5/72729 &  
PL6/5/72747

4th December, 1986

re/ (a) Proposed light industrial/warehouse development together with ancillary car parking with access from Robinhood Road and Longmile Road on a site at Robinhood/Club Road and Longmile Road for OFLA Ltd. Reg. Ref. 86A/1221  
(b) Nine unit apartment development on three floors, site adjoining 19 Station Road, Sutton for T. McDonnell Reg. Ref. 86A/876

Dear Sir,

Dear Sir,

I enclose for your information copy of letter dated 4th December, 1986 which was sent to Brian O'Halloran & Assocs., in relation to the issue in error of Final Grant Notification re above proposal (a).

This error occurred due to the failure of An Bord Pleanala to notify the Council in time of the valid appeal which has been lodged in this case.

The normal procedure in cases where an appeal is lodged against a decision to grant permission is that this Department is notified by telephone of the appeal. No notification by phone was received in this case.

It should also be noted in the case (b) of planning application at 19 Station Road, Sutton (Reg. Ref. 86A/876) that no notification by phone was received either.

Yours faithfully,

  
for PRINCIPAL OFFICER