

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 595 XB.595
1. LOCATION	Monarch Industrial Estate, Belgard Road, Tallaght. S		
2. PROPOSAL	Revision to elevations and sub-division to 11 No. advanced factory/warehouse units of existing building.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	25.3.1982.	1. 2.
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4. SUBMITTED BY	Name Michael Cassidy/Wilton House Limited. Address Stapleton Place, Dundalk, Co. Louth.		
5. APPLICANT	Name Monarch Properties Limited. Address 18, Earlsfort Tce., Dublin 2.		
6. DECISION	O.C.M. No. PA/1380/82 Date 24th May, 1982		Notified 24th May, 1982 Effect To grant permission,
7. GRANT	O.C.M. No. PBD/449/82 Date 8th July, 1982		Notified 8th July, 1982 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 4667 - Section 35		
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

P449/82

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 & 1976

To: **M. Cassidy,**
Wilton House Ltd.,
Stepleton Place,
Dundalk, Co. Louth.
Applicant **Monarch Properties Ltd.**

Decision Order
Number and Date **PA/1380/82 24.3.82**
Register Reference No. **2A 395**
Planning Control No. **1201**
Application Received on **23.3.82**

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

alterations to elevations and sub-divide an existing building (Block B1) at
Monarch Industrial Estate, Belgard Road, Tallaght.

CONDITIONS

REASONS FOR CONDITIONS

1. Subject to the conditions of this permission, the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. That before development commences approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.
3. That the arrangement made for the payment of the financial contribution in the sum of £57,500 (in respect of the overall development) be strictly adhered to, in the
4. That before development commences the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
5. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the details agreed before the commencement of development works on the site. No buildings are to be located within 3 metres of main sewers. The applicants must consult with the Sanitary Services Department with regard to anticipated water demand.
6. That the necessary off street car parking related to the scale and type of development proposed be provided to the Development Plan standards and requirements.
7. That the structures be used solely for light industrial/factory/warehousing and ancillary offices as set out in application received by the Planning Department, Dublin County Council on 16th March, 1982.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
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.
4. In the interest of safety and the avoidance of fire hazard.
5. In order to comply with the Sanitary Services Acts, 1878-1964.
6. In the interest of the proper planning and development of the area.
7. To prevent unauthorized development.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **- 8 JUL 1982**

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.

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5. That an adequate and comprehensive landscaping scheme and boundary treatment, including walls/railings/fencing, with particular regard to the Belgard Road frontage, be submitted to and approved by the County Council before any construction work be commenced.
6. That specific user permission be obtained before the unit is occupied.
10. That access to the site for any purpose is not permitted by way of Colbert's Fort Road.
11. That sole access to the site is to be at the main access, flanking of block 11 and be immediately opposite the junction of Aintree Road with Belgard Road.
12. That a contribution in the sum of £37,400.00 be paid by the applicant to the Dublin County Council towards road improvement works carried out by the County Council on the adjoining road network and which facilitate the industrial development now proposed; this contribution to be paid before the commencement of development on the site. This contribution includes necessary additional works which must be carried out by the Council in respect of modifications to the existing traffic signal installation at Aintree Road junction together with additional storage lane facilities in the existing central median on Belgard Road. This contribution is assessed on the basis of the overall industrial estate of which this site forms part.
13. That the area between front and flank building lines and the adjoining estate road boundaries be not used for the storage or display of plant, machinery, materials or goods; this area is to be used for off-street car parking, together with loading/unloading.
14. That details of the new junction arrangements to the proposed new main access be in accordance with the requirements of the County Council.

8. In the interest of visual amenity.
9. To prevent unauthorised development.
10. In the interest of safety and the avoidance of traffic hazard.
11. In the interest of safety and the avoidance of traffic hazard.
12. The provision of such service 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.
13. In the interest of the proper planning and development of the area.
14. In the interest of safety and the avoidance of traffic hazard.

