

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference

LOCAL GOVERNMENT (PLANNING AND
DEVELOPMENT) ACT 1963 & 1976
PLANNING REGISTER

REGISTER REFERENCE

XA.225.

1. LOCATION

Unit 1 Block B,
Monarch Industrial Estate.

2. PROPOSAL

Refurbishment of sub-division of existing premises
into an advance factory or Warehouse unit.

3. TYPE & DATE
OF APPLICATION

TYPE

Date Received

(a) Requested

Date Further Particulars

(b) Received

P

4.2.1982.

1.

2.

1.

2.

4. SUBMITTED BY

Name Mr. M. Cassidy.

Address Wilton House Ltd., Stapleton Place, Dundalk.

5. APPLICANT

Name Monarch Properties Limited.

Address Monarch House, 18, Earlsfort Tce.

6. DECISION

O.C.M. No. PA/868/82

Date 2nd April, 1982

Notified 2nd April, 1982

Effect To grant permission,

7. GRANT

O.C.M. No. PBD/330/82

Date 13th May, 1982

Notified 13th May, 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

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

732 / 3.30 / 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 1976

To: Michael Cassidy,
Wilton House,
Stapleton Place,
Dundalk, Co. Louth.
Applicant Monarch Properties Ltd.

Decision Order
Number and Date PA/668/82 2/4/82.
Register Reference No. LA 225
Planning Control No. _____
Application Received on 4/2/82.

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

Proposed revision of elevations and sub-dividing of an existing building at the
Monarch Industrial Estate, Belgard Road, Tallaght.

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.
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 a financial contribution in the sum of \$57,600. be paid by the proposer to the Dublin County Council in respect of the overall estate 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.
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 details agreed before the commencement of development works on the site. No buildings are to be located within 5 metres of main sewers. The applicants must consult with the Sanitary Services Department with regard to anticipated water demand.

REASONS FOR CONDITIONS

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

Conf. *****

Signed on behalf of the Dublin County Council: _____

for Principal Officer

Date: 13 MAY 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.

FUTURE PRINT

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 structure be used solely for light industrial, warehouse and ancillary offices as set out in the application dated 4th February, 1982, and any change of use be subject to the approval of the Planning Authority or in Board Plenary on appeal. Retail sales and supermarket activities are not permitted.

8. 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 is commenced.

9. That adequate and satisfactory, new walls not less than 2½ metres in height and comprehensive landscaping be provided, along the north and east boundaries of the site now proposed for development where they adjoin the site existing Colbert's Fort residential estate. These matters must be the subject of consultation and agreement with the County Council before any development works are commenced.

10. That specific user permission be obtained before the unit is occupied.

11. That access to the site for any purpose is not permitted by way of Colbert's Fort Road.

12. That sole access to the site is to be at the main access, flanking of blocks 1 and 12 immediately opposite the junction of Airston Road with Belgard Road.

13. That a contribution in the sum of £37,600. be paid by the applicant to the Dublin County Council towards road improvements 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. ~~Expenditure~~

contd.....

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

7. To prevent unauthorised development.

8. In the interest of visual amenity.

9. In the interest of visual amenity.

10. To prevent unauthorised development.

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

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

13. 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.

contd.....

for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724735 (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: Michael Cassidy,
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Stapleton Place,
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Applicant Monarch Properties Ltd.

Decision Order
Number and Date PA/860/82 2/4/82
Register Reference No. XA 225
Planning Control No. _____
Application Received on 4/2/82

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Proposed revision of elevations and sub-dividing of an existing building at
The Monarch Industrial Estate, Belgard Road, Tallaght.

CONDITIONS

REASONS FOR CONDITIONS

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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 Airston Road junction 2 together with additional storage lane facilities in the existing central median on Belgard Road.
14. That details of the new junction arrangements to the proposed new main access be in accordance with the requirements of the County Council.
15. 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. In the interest of safety and the avoidance of traffic hazard.
15. In the interest of the proper planning and development of the area.

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

for Principal Officer

Date:

13 MAY 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.

FUTURE PRINT