

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE <b>XA 165</b>
1. LOCATION	Site at Naas Road and New Road, Clondalkin, <span style="float: right; font-size: 2em;">S</span>	
2. PROPOSAL	Office and showroom development,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	A	27th Jan., 1982
	(a) Requested	Date Further Particulars (b) Received
	1. Time ext. up to & incl., 15/4/82.....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name <b>Keane Murphy Duff,</b> Address <b>Block 7, Irish Life Centre, Dublin 1.</b>	
5. APPLICANT	Name <b>McGoff Holdings Ltd.,</b> Address <b>Woodlands, Naas, Co. Kildare,</b>	
6. DECISION	O.C.M. No. PA/956/82	Notified 14th April, 1982
	Date 14th April, 1982	Effect To grant permission,
7. GRANT	O.C.M. No. PBD/781/82	Notified 23rd Nov., 1982
	Date 23rd Nov., 1982	Effect Permission granted,
8. APPEAL	Notified 12TH May, 1982	Decision
	Type 3rd Party, APPEAL	WITHDRAWN Effect
9. APPLICATION SECTION 26 (3)	Date of	Decision
	application	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 .....

# An Bord Pleanála

Floor 3, Blocks VI & VII,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.  
Telephone (01)728011.

PL6/5/5410.

*P. Kelly*  
*J. Kelly*  
*Reed*

17/11

COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
15 NOV 1982

Date 11/11/82.

Ref. XA 165

Appeal re Office Showrooms at Naas Rd/ New Road,  
Blacklion for M. Jeff Holdings Ltd

Chara,  
The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

*M. Conboy*

*Seán Grant*

Accordingly this Appeal is hereby withdrawn.

I should be obliged if you would send a copy of this letter together with the enclosures to the Planning Authority for inclusion in Planning File Reg. Ref. XA 165.

Yours Faithfully

*Daniel Phelan*  
Hon. Secretary.

AN BORD PLEANALA  
RECEIVED  
18 OCT 1982

# DUBLIN COUNTY COUNCIL

PA / 7.81 / 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: <u>Keene Murphy Duff,</u> <u>Block 7,</u> <u>Irish Life Centre,</u> <u>Dublin 1.</u> Applicant <u>McBoff Holdings Ltd.</u>	Decision Order Number and Date <u>PA/956/82, 14/4/82</u> Register Reference No. <u>KA.165</u> Planning Control No. _____ Application Received on <u>27/1/82</u> Time Ext. up to. <u>15/4/82</u>
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A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
XXXXXX

Proposed office and showroom development at Nass Road, Newlands Cross.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That details relating to the layout, siting, height, design, external appearance (including full elevation treatment and detailed specification of the proposed materials to be used) and all floor plans shall be submitted for approval to the Council prior to the commencement of any development on the site.</p> <p>2. The height of the proposed structures on Lot A and Lot B shall be a maximum of 3-storey and 2-storey respectively.</p> <p>3. This approval specifically excludes any development on Lot C and a detailed planning application for the development of this site shall be made only after consultation with the Council.</p> <p>4. Individual user permission and the method of sub-division of the building on Lots A and B shall be agreed with the Council prior to the occupation of the premises.</p> <p>5. Under no circumstances shall the proposed structures be used for the manufacture, assembly or retailing of goods.</p> <p>6. No development shall take place on the existing public right of way on the western side of Lot A and revised plans for the development of buildings in this location shall be submitted to the Council for approval <u>unless and until such time as proposals for the</u></p>	<p>1. In the interest of the proper planning and development of the area.</p> <p>2. In the interest of the proper planning and development of the area.</p> <p>3. In the interest of the proper planning and development of the area.</p> <p>4. In the interest of the proper planning and development of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p> <p>6. To prevent unauthorised development.</p>

Signed on behalf of the Dublin County Council: \_\_\_\_\_  
for Principal Officer **23 NOV 1982**  
 Date: \_\_\_\_\_

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 Cont..

relocation of the said public right-of-way have been approved by the Council.

7. No development shall take place on lands in Council ownership to the east of the public right-of-way, referred to in Condition 7 above, unless and until such time an agreement has been reached with the Council regarding any exchange or sale of lands in the area.

8. A satisfactory scheme of landscaping and tree planting for Lots A and B, including access roads, shall be submitted to and be approved by the Council in writing prior to the commencement of development on the site, and shall then be fully implemented in accordance with an agreed programme.

9. Detailed plans and specification for boundary treatment on all boundaries of the sites shall be submitted to and be approved by the Council and shall then be fully implemented.

10. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of silt, soil, rubble or other debris on adjoining roads during the course of construction. If, or when it is necessary to dispose of silt, soil, rubble or other debris from the site the location(s) of where such materials are to be deposited shall be agreed with the Council prior to its deposition.

11. All public services within the site boundaries including electrical and telephone cables, shall be located underground. This condition excludes services to site offices required during the course of construction.

12. Details relating to the provision of public lighting for access roads within the development shall be submitted to and agreed with the Council prior to the commencement of development and shall then be fully implemented. Precautions shall be taken to avoid causing glare from lighting columns to residential properties along the boundaries of the site.

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

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

9. In the interest of amenity.

10. To protect the amenities of the area.

11. In the interest of amenity.

12. In the interest of road safety.

Cont./..

# DUBLIN COUNTY COUNCIL

P170 / 731 / 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: Leslie Murphy Balf, Decision Order  
Block 7, Number and Date PA/956/82 14.4.82  
Irish Life Centre, Register Reference No. PA 165  
DUBLIN 1. Planning Control No. \_\_\_\_\_  
Applicant McGoff Holdings Ltd. Application Received on 27.1.82  
File Ext. no. 15.4.82

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

~~office and showroom development at Nass Road, Newlands Cross.~~

CONDITIONS	REASONS FOR CONDITIONS
<p><i>Contd.</i></p> <p>13. No offices or showrooms may be occupied until such time as all public services have been connected thereto and are fully operational.</p> <p>14. The requirements of the Chief Fire Officer shall be strictly adhered to in the development.</p> <p>15. The requirements of the Chief Medical Officer shall be strictly adhered to in the development.</p> <p>16. No development of any kind shall take place on the site until such time as Building Bye-law approval has been granted. All conditions of such approval shall be completed with in the development.</p> <p>17. No signs shall be erected on site or on buildings without the approval of the Council save for signs which are considered exempted development.</p> <p>18. Revised plans and elevations shall be submitted for the approval of the Council for the proposed building on lot 2 which, providing for a building line of 30ft. minimum from the edge of the reservation of the proposed link road between the Slot Road and Nass Road.</p> <p>19. No car parking spaces shall be provided within the area required for the containing of side slopes for the Slot Road, Nass Road and new link road reservations.</p> <p>20. No access, either vehicular or pedestrian shall be provided to or from the site from or to the Nass Road or its reservations.</p>	<p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of safety and the avoidance of fire hazard.</p> <p>15. In the interest of health.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. To prevent unauthorised development.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>20. In order to comply with the requirements of the Roads Department.</p>

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

for Principal Officer

Date: 23 NOV 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

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21. That the road reservation, including side slopes for the Slot Road, Haas Road and link to New Road shall be agreed with the Council and shall be pegged out by the applicant on site in consultation with the Roads Department before any works commence on the site. The horizontal and vertical alignment of both the interim and longterm road proposals as they affect the sites shall be agreed with the Council prior to the commencement of development and the applicant shall construct such interim and longterm road proposals as are required by the Council in writing after consultation with the Council and having regard to an agreed phasing of development.

22. The applicant shall make available to the Council the lands required for the development of the Slot Road and Haas Road and shall either (a) construct that part of the Slot Road which runs through the site at a level to be agreed with the Council, or (b) contribute a sum of money to be agreed in writing towards the cost of constructing the said road which construction will facilitate the development.

23. Vision splays onto New Road for the proposed new road link shall be agreed with the Council prior to the commencement of development on the site and plans for this junction shall be submitted to the Council for approval which clearly show that the junction and vision splays can be provided solely on lands in applicant's ownership.

21. In order to comply with the requirements of the roads Department.

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

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

... Contd.

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# DUBLIN COUNTY COUNCIL

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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: **Kenne Murphy Buff,**  
**Block 7,**  
**Irish Life Centre,**  
**Dublin 1.**

Decision Order  
Number and Date **PA/936/82 14/4/82**

Register Reference No. **XA 165**

Planning Control No. ....

Application Received on **27/1/82**  
**15/4/82**

Applicant **McGuff Holdings Ltd.** Time Int. to

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

**office and showroom development at Nass Road, Newlands Cross.**

CONDITIONS

REASONS FOR CONDITIONS

24. The location of access points, both in the interim and long term shall be agreed with the Council for access to Lots A, B and C prior to the commencement of development. Access to Lots B and C and access to Lot A from the 'Slot Road' reservation/New Road link shall be staggered in accordance with the requirements of the Roads Engineer and shall have the adjoining road contoured to provide adequate vision splays.

25. Car parking spaces shall be provided at a rate of 4 spaces per 1,000 sq.ft. of gross floor area. Car spaces shall be provided on a phased basis relating to the phased development of the buildings and shall be available on an agreed basis with the Council.

26. The development of the access road from the 'Slot Road' reservation to New Road shall provide for the construction of 24ft. carriageway with two six foot footpaths and two five foot grass margins.

27. Access to Lot A shall be provided by means of a 24ft. carriageway from the agreed take-off point on the 'Slot Road' for a distance to be approved by the Council, within Lot A. Provision shall be made for two six foot footpaths on either side of the said carriageway up to the approved location. No access to circulation aisles of the car parking shall be provided off this access road to Lot A.

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

25. In the interest of road safety.

26. In the interest of road safety.

27. In the interest of road safety.

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

*[Signature]*  
for Principal Officer

Date: **23 NOV 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.

28. Detailed plans, including sections for the provision of foul drainage and surface water disposal shall be submitted to the Council for approval prior to the commencement of development on the site.

29. Detailed plans of a watermain layout and proposed water consumption shall be submitted to the Council for approval prior to the commencement of development on the site.

30. Under no circumstances shall a seeped sewer be provided for the disposal of foul and surface water drainage from the site.

31. No development shall take place on the site unless and until agreement has been reached with the Council concerning the disposal of surface water from the site pending the provision of a surface water gut pipe to cater for the development. In this regard the drainage of portions of the site to soakways would only be acceptable under the following conditions:-

(a) the soakways shall be temporary and the system designed in such way that it would be connected to a piped system when this becomes available.

(b) tests are to be carried out to determine the capacity of the proposed soakways and hence the extent to which development may take place initially.

(c) No development shall take place on the site unless the results of the tests are to the satisfaction of the Council.

(d) Should the tests prove satisfactory, the extent to which development may take place on a phased basis shall be agreed with the Council prior to the commencement of development on the site.

(e) no further development shall take place on the site unless and until such time as adequate surface water drains are available to cater for the long term development of the whole site.

32. The applicant shall pay a financial contribution to the Council towards the cost of upgrading surface water pipes to be provided in conjunction with the surface water drainage for the Slat Road from the proposed Newlands Cross interchange to the River Camoo. The amount of contribution and the method of payment of same shall be agreed with the Council when the extent to which surface water pipes have to be upgraded is known.

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

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

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

36. In order to comply with the requirements of the Sanitary Authority.

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

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# DUBLIN COUNTY COUNCIL

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

Tel. 724755(Ext. 262/264)

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: Keane Murphy Duff,  
Block 7,  
Irish Life Centre,  
Dublin 1.

Decision Order  
Number and Date PA/956/82, 14/4/82

Register Reference No. XA.165

Planning Control No. \_\_\_\_\_

Application Received on 27/1/82  
Time Ext. up to 15/4/82

Applicant McGuff Holdings Ltd.

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

~~Proposed office and showroom development at Nass Road, Newlands Cross.~~

CONDITIONS	REASONS FOR CONDITIONS
<p>33. The layout of foul and surface water sewers shall be so designed as that they are not constructed under any proposed buildings.</p> <p>34. In any plans or submissions required to be submitted for the agreement or approval of the Council listed above, a detailed and accurately dimensioned site layout shall be submitted making provision for the road reservations as agreed with the Roads Department.</p> <p>35. 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains has been given by:-</p> <p>a. Ledgerment with the Council of an approved Insurance Company Bond in the sum of £80,000 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, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.</p>	<p>33. In the interest of the proper planning and development of the area.</p> <p>34. In order to comply with the requirements of the Roads Engineer.</p> <p>35. To ensure that a ready sanction may be available to induce the provision of services and prevent discontinuity in the development.</p>

Signed on behalf of the Dublin County Council: \_\_\_\_\_

for Principal Officer

23 NOV 1982

Date: \_\_\_\_\_

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

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or/.

b. Lodgement with the Council of each of £13,000 to be applied by the Council at its absolute discretion if such services are not 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 anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with guarantee scheme agreed with the Planning Authority and such lodgement in any 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.

36. That a financial contribution in the sum of £46,000, 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.

36. 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.

PK

XA 165

24th March, 1982.

Keane Murphy Duff,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Re: Proposed office and showroom development at Naas Road,  
Newlands Cross for McGoff Holdings Ltd.

Dear Sirs,

With reference to your planning application received here on 27/1/82 (Letter for extension period received 22/3/82), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 15th April, 1982.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.