

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.96
1. LOCATION	Block A, Monarch Industrial Estate, Belgard Rd., Tallaght. (old H.B. Chocolate Factory, S)		
2. PROPOSAL	Revise the elevations & sub divide an existing Building.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	26.1.1982.	1. 2. 1. 2.
4. SUBMITTED BY	Name Michael Cassidy. Address Wilton House Ltd., Stapleton Place, Dundalk.		
5. APPLICANT	Name Monarch Properties Limited. Address Monarch House, 18, Earlsfort Tce., D.2.		
6. DECISION	O.C.M. No. PA/737/82 Date 24th March, 1982		Notified 24th March, 1982 Effect To grant permission,
7. GRANT	O.C.M. No. PBD/261/82 Date 7th May, 1982		Notified 7th 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

P 15/261/82

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: **Mr. M. Connolly,**
Wilton House,
Stapleton Place,
Dundalk, Co. Louth.

Decision Order
Number and Date **PA/737/82, 24/3/82**

Register Reference No. **KA.96**

Planning Control No. **18961**

Application Received on **16/1/82**

Applicant **Monarch Properties Ltd.**

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

**Proposed revised elevations and sub-divide an existing building at The Monarch
Estate, Belgard Road, Tallaght.**

CONDITIONS	REASONS FOR 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 \$57,500 be paid by the proposer to the Dublin County Council in respect of the overall site towards the cost of provision of public services in the area of the proposed development 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	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.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

- 7 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

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 structure be used solely for light industrial warehouse and ancillary offices as set out in the application dated 14th December, 1981, and any change of use be subject to the approval of the Planning Authority or An Bord Pleanála 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, both regard to the Belgard Road frontage, be submitted to and approved by the County Council before any construction work is commenced.

9. 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 Farm Road.

11. 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.

12. That a contribution in the sum of £27,000 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 Airston Road junction together with additional storage

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

7. To prevent unauthorized development.

8. In the interest of visual amenity.

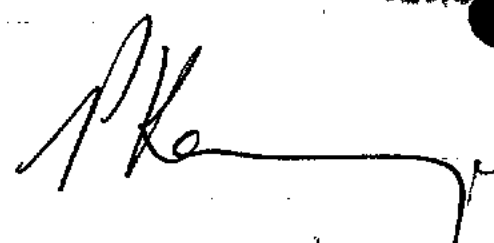
9. To prevent unauthorized development.

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 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.

Cont. /..



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To:

Mr. M. Cassidy,

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Dundalk, Co. Louth.

Decision Order

Number and Date **PA/737/82, 24/3/82**

Register Reference No. **KA.96**

Planning Control No. **10861**

Application Received on **28/1/82**

Applicant

Monarch Properties Ltd.

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

Proposed revised elevations and sub-divide an existing building at The Monarch Industrial Estate, Belgard Road, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
lane facilities in the existing central median on Belgard Road. This contribution is assessed on the basis of this overall industrial estate of which this site forms part. 13. That details of the new junction arrangements to the proposed new main access be in accordance with the requirements of the County Council. 14. 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.	13. In the interest of safety and the avoidance of traffic hazard. 14. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer - **7 MAY 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.

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