

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.2545	
1. LOCATION	Belgard Road, Tallaght S			
2. PROPOSAL	Revised elevations and sub-divisions of block 13			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P.	14.12.81	1. 2.	1. 2.
4. SUBMITTED BY	Name Mr. P. Lafferty, Address Wilton House Ltd.			
5. APPLICANT	Name Monarch Prop Ltd., Address Wilton House, Stapleton Place, Dundalk, Co. Louth			
6. DECISION	O.C.M. No. PA/426/82		Notified 12th Feb., 1982	
	Date 12th Feb., 1982		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/202/82		Notified 24th March, 1982	
	Date 24th March, 1982		Effect Permission granted,	
8. APPEAL	Notified		Decision	
	Type		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		Copy issued by Registrar.		
Checked by		Date		
		Co. Accts. Receipt No		

DUBLIN COUNTY COUNCIL

P70/202/82

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:

P. J. Lafferty,

Wilton House Limited, Wilton House,

Stapleton Place, Buncrana,

Co. Louth

Applicant

Monarch Properties Limited

Decision Order

Number and Date **PA/426/82 12th February, 1982**

Register Reference No. **WA2345**

Planning Control No. **16981**

Application Received on **14.12.81**

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

~~revised elevations and sub-division of block 13, an already approved light industrial~~
~~factory and warehouse development at 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. | 1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. |
| 2. That before development commences approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development. | 2. In order to comply with the Sanitary Services Acts, 1878 - 1964. |
| 3. That a financial contribution in the sum of £57,900. be paid by the proposer to the Dublin County Council in respect of the overall development 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. | 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. That before development commences the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. | 4. In the interest of safety and the avoidance of fire hazard. |
| 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 3 metres of main sewers. The applicants must consult with the Sanitary Services Department with regard to anticipated water demand. | 5. In order to comply with the Sanitary Services Acts, 1878 - 1964. |
| 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. | 6. In the interest of the proper planning and development of the area. |

Signed on behalf of the Dublin County Council:

for Principal Officer **24 MAR 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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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, 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 specific near 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 Blocks 1 and 12 immediately opposite the junction of Airtan Road with Belgard Road.
12. That a contribution in the sum of £37,600. 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 Airtan Road junction together with additional storage land facilities in the existing central median on Belgard Road.
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.

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.

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.

