

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.1041	
1. LOCATION	Belgard Road, Tallaght, Co. Dublin			
2. PROPOSAL	Light industrial Factory and warehouse development			
3. TYPE & DATE OF APPLICATION	TYPE  P.	Date Received  28.5.81	Date Further Particulars	
			(a) Requested	(b) Received
			1. ....	1. ....
			2. ....	2. ....
4. SUBMITTED BY	Name Mr. P.J. Lafferty, Address Wilton House, Stapleton Place, Dundalk			
5. APPLICANT	Name Monarch Properties Ltd., Address Wilton House, Stapleton Place, Dundalk, Co. Louth			
6. DECISION	O.C.M. No. PA/1723/81 Date 27th July, 1981		Notified 27th July, 1981 Effect To grant permission,	
7. GRANT	O.C.M. No. Date		Notified Effect	
8. APPEAL	Notified 19th August, 1981 Type 1st Party,		Decision Permission granted by An Bord Pleanala, Effect 18th Aug., 1982	
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 .....		

County DublinPlanning Register Reference Number: WA. 1041

APPEAL by Monarch Properties Limited of Wilton House, Stapleton Place, Dundalk, County Louth, against the decision made on the 27th day of July, 1981, by the Council of the County of Dublin deciding to grant subject to conditions a permission for light industrial and warehouse development on a site at Belgard Road, Tallaght, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULEColumn 1 - Conditions

1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced, or failing agreement, shall be as determined by An Bord Pleanála.

Column 2 - Reasons for Conditions

1. 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./...

SECOND SCHEDULE (CONTD).

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the planning authority.</p>	<p>2. In the interests of public health.</p>
<p>3. A comprehensive landscaping scheme and boundary treatment including walls, railings and fencing, with particular regard to the Belgard Road frontage shall be submitted to and agreed with the planning authority or, failing agreement, shall be as determined by An Bord Pleanala and the works involved shall be carried out as so agreed or determined.</p>	<p>3. In the interests of visual amenities of the area.</p>
<p>4. New walls, not less than 2½ metres in height, and comprehensive landscaping shall be provided along the north and east boundaries of site adjoining the existing Colbert's Fort residential estate. Details must be agreed with the planning authority before the commencement of development.</p>	<p>4. In the interests of the orderly development of the area and the residential amenities of residents of the estate in question.</p>
<p>5. The buildings on the site shall be used solely for light industrial and warehousing and ancillary purposes and specific user permission shall be obtained before each building is occupied.</p>	<p>5. In the interests of proper planning control and to ensure that the nature of the use of each unit is acceptable.</p>
<p>6. There shall be no access, either vehicular or pedestrian to the site from Colbert's Fort Road.</p>	<p>6. In the interests of traffic safety.</p>
<p>7. The sole access to the site shall be the main access immediately opposite the junction of Airton Road with Belgard Road between Blocks 1 and 12 as shown on the site layout plan numbered 609.36.2 lodged with the application. Details of the access shall be in accordance with the requirements of the planning authority.</p>	<p>7. In the interests of public safety and the avoidance of traffic hazard.</p>

Contd./...

SECOND SCHEDULE (CONTD).

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>8. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the cost of improvement of the road network in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced, or, failing agreement shall be as determined by An Bord Pleanala.</p>	<p>8. It is considered reasonable that the developer should contribute towards the cost of road works which will facilitate the development.</p>

*J. Gannon*

Member of An Bord Pleanala duly  
authorised to authenticate the  
seal of the Board.

Dated this 18 day of August 1982

# DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

Notification of Decision to Grant Permission ~~XXXXXX~~  
Local Government (Planning and Development) Acts, 1963 & 1976

To: **P. J. Lafferty Ltd.,**  
**Wilton House, Stapleton Place,**  
**Dundalk,**  
**Co. Louth.**

Decision Order **PA/1723/81: 27/7/81**  
Number and Date

Register Reference No. **WA 1041**

Planning Control No. **16961/1303/4167**

Application Received on **28/5/81**

Applicant **Monarch Properties Limited.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission ~~XXXXXX~~ for:

**Proposed light industrial factory and warehouse development on lands at Belgard Road,**

**Tallaght**

SUBJECT TO THE FOLLOWING CONDITIONS:

## CONDITIONS

1. Subject to the conditions of this permission, that the development to 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 to 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 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 the requirements of the Chief Fire Officer be ascertained and strictly adhered to prior to the commencement of development.
5. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the requirements of the County Council. No building are to be located within 5 metres of the main sewers. The applicant must consult with the Sanitary Services Department with regard to anticipated water demand.
6. That the necessary off street car parking provision to the scale and type of development proposed be provided to the Development Plan Standards and requirements.

## 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 hazard.
  5. In order to comply with the requirements of the County Council.
  6. In order to comply with the requirements of the Development Plan.
- Cond....

Signed on behalf of the Dublin County Council:

for Principal Officer

27th July, 1981.

Date:

IMPORTANT: Turn overleaf for further information.

## CONDITIONS

7. That the structure be used solely for light industrial warehouse and ancillary offices as set out in the application dated 28th May, 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 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 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 Rd.
13. 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 modification to the existing traffic signal installation at Airston Road junction 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.

### NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanála, Floor 3, Block 6 & 7, Irish Life Centre, Dublin 1.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

## REASONS FOR CONDITIONS

7. To prevent unauthorised development.

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

9. In the interest of the proper planning and development of the area and in the interest of residential amenity.

10. To prevent unauthorised development.

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

12. In the interest of the proper planning and development of the area and in the interest of public safety and 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.

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

  
for Principal Officer.