

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 2359	
1. LOCATION	Block 'X', Ballymount Dr., Ballymount Ind. Est., Walkinstown,			
2. PROPOSAL	Ind. Unit,			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 23rd Dec. 1980	Date Further Particulars	
			(a) Requested 1. 2.	(b) Received 1. 2.
4. SUBMITTED BY	Name Address	B. Lee, Lyon Ind. Estates Ltd., Segrave House, 20 Earlsfort Tce., Dublin 2.		
5. APPLICANT	Name Address	AS ABOVE		
6. DECISION	O.C.M. No.	PA/372/81	Notified 20th Feb., 1981	
	Date	20th Feb., 1981	Effect To grant permission,	
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	23rd March, 1981	Decision Permission granted by An Bord Pleanala,	
	Type	1st Party,	Effect 24th Nov., 1981	
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		

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: T.A. 2359

APPEAL by Lyon Industrial Estates Limited of Segrave House, 20, Earlsfort Terrace, Dublin, against the decision made on the 20th day of February, 1981, by the Council of the County of Dublin deciding to grant subject to conditions a permission for development consisting of the construction of a light industrial building, offices and ancillary development at Ballymount Drive, Ballymount Industrial Estate, Ballymount Road, Walkinstown, 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

It is considered that the proposed development would accord generally with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The developers shall pay £31,200 (thirty-one thousand, two hundred pounds) to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The arrangements for payment of this sum, including (if appropriate in the circumstances of the case) arrangements for its payment by instalments, shall be agreed between the developers and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.	1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.
2. Off-street car parking and loading and unloading facilities and arrangements for internal vehicular circulation shall be in accordance with the requirements of the planning authority.	2. In the interests of traffic safety.

Contd./.....

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. A scheme for the landscaping of the site shall be submitted to and agreed with the planning authority and the site shall be landscaped in accordance with the agreed scheme.</p>	<p>3. and 4. In the interests of visual amenity.</p>
<p>4. All public services required in connection with the development including electrical and telephone cables and equipment, shall be located underground throughout the site.</p>	
<p>5. The land expected to be required by the planning authority in connection with new road works in the area shall be reserved for that purpose. The boundaries of the road reservations shall be set out and agreed with the planning authority before the development commences.</p>	<p>5. To facilitate necessary road works in the area.</p>
<p>6. Water supply and drainage arrangements (including details of the culverting of surface water and arrangements for the future maintenance of the proposed pumping system) shall be as agreed between the developers and the planning authority, or, in default of agreement, shall be as determined by An Bord Pleanála.</p>	<p>6. In the interests of orderly development and public health.</p>

J. Gannon

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

Dated this 24 day of Nov. 1981.

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

To: Lyon Industrial Estates Limited,
Seagrave House,
20 Earlsfort Terrace,
Dublin 2.
Applicant Lyon Industrial Estates Limited

Decision Order Number and Date PA/372/81 20th February, 1981
Register Reference No. TA2399
Planning Control No. 12036
Application Received on 27.12.80

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/~~Approval~~ for:-

light industrial single storey structure with two storey offices, vehicular parking
and future expansion area at Block X, Ballymount Drive, Ballymount Industrial Estate.

SUBJECT TO THE FOLLOWING CONDITIONS:

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 £31,200. 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 in the 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.
6. The developers are to be responsible for the maintenance of the proposed pumping system together with any necessary costs of pumps until alternative permanent public main drainage services are available. The proposed surface water culverting is to be the subject of consultation and agreement with

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

Over/....

Signed on behalf of the Dublin County Council:

AS
for Principal Officer

Date: 20th February, 1981

IMPORTANT: Turn overleaf for further information.

CONDITIONS

REASONS FOR CONDITIONS

Contd./....

Dublin County Council before any construction work is put in hand.

7. That the necessary off-street car parking together with non-conflicting loading/unloading areas and internal vehicular circulation be provided to Development Plan standards.

8. That the proposed structure be used for industrial and factory together with ancillary offices and storage purposes as set out in the application dated 23.12.80, and any change of use shall be subject to the approval of the Planning Authority or An Bord Pleanála on appeal. Application for approval shall clearly set out arrangements related to the specific use for compliance with the foregoing matters.

9. That an overall landscaping scheme together with the overall works be submitted to and approved by the County Council.

10. That provision be made by the developers for adequate and satisfactory waste disposal including oil and other fuel storage and such areas to be adequately protected and screened from public view.

11. That all external finishes harmonise in colour and texture with the adjoining development.

12. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads, during the course of the works.

13. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.

14. That all watermain tapplings, branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council, before any development commences.

15. That the necessary land required for road improvement purposes be reserved as such and kept free from building development. Any road reservation lines along the site frontage are to be set out and agreed with the Roads Department before commencement of development. Building lines are to be the subject of consultation & agreement with the Roads Dept before construction.

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.

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

8. To prevent unauthorised development.

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

10. In the interest of the proper planning and development of the area and of visual amenity.

11. In the interest of visual amenity.

12. In the interest of amenity.

13. In the interest of amenity.

14. To comply with public health requirements and to ensure an adequate standard of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.

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