

COMHAIRLE CHONTAE ÁTHA CLIATH

S

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 1671
1. LOCATION	Neillstown, Clondalkin, Co. Dublin,		
2. PROPOSAL	Revision to previously approved site development works,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 4th Sept, 1980	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Western Contractors, Address Greenhills Road, Walkinstown, Dublin 12,		
5. APPLICANT	Name AS ABOVE Address		
6. DECISION	O.C.M. No. PA/2338/80 Date 3rd Nov., 1980	Notified 3rd Nov., 1980 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/755/80 Date 18th Dec., 1980	Notified 18th Dec., 1980 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.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

PB / 7 5. 5. / 8.0.

DUBLIN COUNTY COUNCIL

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: **Western Contractors Ltd.,**
Greenhills Road,
Walkinstown,
Dublin 12.

Decision Order
Number and Date **PA/2338/80: 3/11/80**

Register Reference No. **TA 1671**

Planning Control No. **12650**

Application Received on **4/9/80**

Applicant **Western Contractors Ltd.**

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

Proposed revised development works at Weatherwell Industrial Estate,
Naillstown, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.</p> <p>That the proposed house be used as a single dwelling unit</p> <p>3. That a financial contribution in the sum of £13,500. 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>That the proposed house be used as a single dwelling unit</p> <p>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.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **1.8 DEC 1980**

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.

CONDITIONS

REASONS FOR CONDITIONS

4. 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 of roads, open space, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£40,000. (forty thousand pounds).**

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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

(b) Lodgment with the Council of ^{Or/} ~~each sum of~~ **£20,000.** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

(c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgment in either 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.

5. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.

6. That the developer maintain all roads and services in the estate in a proper condition until taken in charge by the County Council.

4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

5. In order to comply with ^(contd. ...) the Sanitary Services Acts, 1878-1954.

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

Candt./...

DUBLIN COUNTY COUNCIL

P6D / 75.5 / 8.0.

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: **Western Contractors Ltd.,**

Decision Order
Number and Date **PA/2339/80: 3/11/80**

Greenhills Road,

Register Reference No. **TA 1671**

Malinstown,

Planning Control No. **12650**

Dublin 12.

Application Received on **4/9/80**

Applicant **Western Contractors.**

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

Proposed revised development works at Weatherwell Industrial Estate,

Malinstown, Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|--|--|
| 7. That details of proposed public lighting arrangements to the required standard be submitted to and approved by the County Council. | 7. In the interest of public safety and the proper planning and development of the area. |
| 8. That all public services to the proposed development including electrical and telephone cables and equipment be located underground throughout the entire site. | 8. In the interest of amenity. |
| 9. That the new access to Station Road be provided with adequate vision splays in both directions as indicated by the applicant in this application and as required by the Roads Engineer. | 9. In the interest of the proper planning and development of the area. |
| 10. That this application refers to site development works only and does not refer to the buildings indicated on the drawings submitted. | 10. To prevent unauthorised development. |
| 11. That the existing access to Ninth Lock Road be closed permanently to all vehicular traffic when the new access is available. | 11. In the interest of the proper planning and development of the area. |
| 12. That the access road within the estate have a carriageway of 20ft. in a reservation of 52ft. as shown on the submitted drawings. | 12. In the interest of the proper planning and development of the area. |
| 13. That details of boundary treatment and landscaping of the site be submitted for approval by the Planning Authority. | 13. In the interest of the proper planning and development of the area.
Candt./.... |

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

18 DEC 1980

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

14. 6-ft. high screen walls in brick or similar durable materials suitably capped and finished be provided to screen the rear gardens of existing houses from view from new road and from factory units. Details to be agreed with the Planning Authority prior to commencement of development.

15. That the 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.

16. That all watermain tapping and branch connections, including 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. In this regard applicant is advised that a public water supply is available at the moment for toilet use only and this restriction will remain for at least a further 18 months and possibly longer.

P.K. 17. That the foul sewerage flow from the estate does not exceed 6 1/2 cu. mins. No industrial effluent to be discharged without planning permission and licence under the Water Pollution Act, 1977. Discharge from spillage areas throughout the site to be subject to provisions of the Water Pollution Act, 1977.

18. That all relevant conditions of Order PA/1132/80, Reg. Ref. TA 504 and Order PA/1388/80, Reg. Ref. TA 553 be strictly adhered to in this development.

NOTE: The applicant is advised that all units with vehicular access to the units at the front must have a 50ft. building line.

14. In the interest of visual amenity.

15. In the interest of amenity.

16. To comply with public health requirements and to ensure a satisfactory standard of workmanship. As the provision of these services by the Council will facilitate the proposed development, it is considered reasonable that the Council should recover the cost.

17. To prevent pollution.

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



for Principal Officer.