

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1244
1. LOCATION	Sitecast Ind. Est., Greenhills Road, Tallaght,		
2. PROPOSAL	19 light industrial warehouse units,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 4th July 1980	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Rohan Construction Management Address 5, Mount St. Cres., Dublin 2.		
5. APPLICANT	Name as above, Address		
6. DECISION	O.C.M. No. PA/1839/80 Date 3rd Sept., 1980		Notified 3rd Sept., 1980 Effect To grant permission,
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 20th Oct., 1980 Type 1st Party		Decision Permission granted by An Bord Pleanala, Effect 14th July, 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.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: TA 1244

Appeal by Rohan Construction Management Limited of 5, Mount Street Crescent, Dublin against the decision made on the 3rd day of September, 1980, by the Council of the County of Dublin deciding to grant subject to conditions a permission for development comprising the construction of nineteen light industrial units on a site at Sitecast Industrial Estate, Greenhills 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 reasons 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

Provided the conditions set out in the Second Schedule are complied with it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
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.	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.
2. Unit numbers 12J, 12Q, 12R and 12S shall be omitted from the proposed development and the area comprising the said units shall be reserved for the proposed Tallaght Busway Route. Details of boundary treatment and landscaping along a line north of the proposed bus route affecting the southern part of the site shall be submitted to and agreed with the	2. To ensure that the proposed Tallaght Busway Route is not prejudiced by the proposed development.

Contd./.....

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
planning authority.	
3. Water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the planning authority.	3. In the interests of public health.
4. Details of a satisfactory colour scheme of building finishes shall be submitted to and agreed with the planning authority.	4. In the interests of visual amenity.
5. Off-street car-parking facilities shall be provided in accordance with the requirements of the planning authority.	5. In the interests of traffic safety.
6. No industrial effluent shall be discharged from the proposed development without the prior consent of the planning authority.	6. In the interests of public health.
7. The length of the proposed passageway as indicated on drawing No. 7818/17A shall be increased by 2 metres and the proposed boundary fence and street lighting system along the said passageway shall be completed prior to the commencement of industrial building operations.	7. In the interests of residential amenity.
8. The area between the north eastern building line and the north eastern boundary shall not be used as an area for open storage.	8.and9. In the interests of proper planning control.
9. The units shall be used solely as industrial warehouse units and no change of use shall take place unless permission for such change of use has been granted by the planning authority or by An Bord Pleanála on appeal.	
10. Before development commences details of proposed turning bays and a scheme for the landscaping of the site shall be submitted to and agreed with the planning authority.	10. In the interests of visual amenity and to ensure a satisfactory standard of development.

J. Gannon

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

Dated this *14* day of *July* 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/~~Approval~~ Local Government (Planning and Development) Acts, 1963 & 1976

To: **Rohan Construction Management,**
5 Mount Street Crescent,
Dublin 2.

Decision Order Number and Date **PA/1888/80 3rd Sept. 1980**

Register Reference No. **TA1244**

Planning Control No. **14176**

Application Received on **4th July 1980**

Applicant **Rohan Construction Management 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/~~Approval~~ for:

19 light industrial warehouse units at Sitecast Ind. Est. Greenhills Road, Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS:

- | CONDITIONS | REASONS FOR 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. | 1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. |
| 2. 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 £6,975. 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. | 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 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 the requirements of the County Council. The applicants must take cognisance of the existing drainage and water supply services which traverse the site and must agree the necessary building clearances from themain services with the Sanitary Services before any constructional work is put in hand. | 5. In order to comply with the Sanitary Services Acts, 1878 - 1964. |
| 6. That an adequate and satisfactory colour scheme of building finishes and landscaping scheme and | 6. In the interest of visual amenity. |

REASONS FOR CONDITIONS

Over/....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **3rd September, 1980.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>Cont.d/.....</p> <p>comprehensive boundary treatment scheme be submitted to and approved by the County Council after consultation with the Parks and Planning Departments of the County Council.</p> <p>7. That off street car parking in relation to the scale of development be provided to the standards set out in the Council's Development Plan.</p> <p>8. That the structures be used for Factory/warehouse and ancillary office purposes, as set out in the application dated 4.7.80 and any change of use shall be subject to the approval of the Planning Authority or An Bord Pleanala on appeal.</p> <p>9. That no industrial or toxic effluent will be discharged without the approval of the Sanitary Services Department of Dublin County Council.</p> <p>10. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.</p> <p>11. That the pedestrian passageway shown on drawing No. 7818/17A submitted on 4.7.80 be constructed by the applicants to the Council's Standards and specification for the purpose of ensuring adequate pedestrian movement facilities between the industrial estate and the residential estate at the east boundary of the site. This path constructional work, together with boundary fencing and street lighting is to be completed prior to the commencement of industrial building operations. This pathway is to be increased to 2m. over its entire length.</p> <p>12. That the area between the north eastern building line and the north eastern boundary treatment shall not be used for open storage.</p> <p>13. That the circulation and landscape arrangements at the entrance to the development be set out on a 1:200 scale layout and agreed with the Planning Authority before development commences.</p> <p>14. That the necessary land required for future transportation/bus purposes located at the south side of the proposed industrial development, be reserved as such</p>	<p>7. In the interest of the proper planning and development of the area.</p> <p>8. To prevent unauthorised development.</p> <p>9. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>10. In the interest of health.</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. To prevent unauthorised development.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>Over/.....</p>

NOTE:

If there is no appeal to An Bord Pleanala 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 Pleanala. 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 Pleanala, Holbrook House, Holles Street, Dublin 2.

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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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19 light industrial warehouse units at Sitecast Ind. Est. Greenhills Road, Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS

REASONS FOR CONDITIONS

Contd./.....

and kept free from building development. Unit Nos. 12J, 12S, 12R, 12Q and 12P are to be excluded from the development in view of their location within the Tallaght Busway Reservation. Unit Nos 12I and 12O be provisionally excluded pending clarification of the correct Busway reservation and necessary building line clearances which must be set out and agreed on site before development commences. Details of the proposed boundary treatment and landscaping at the south boundary shown north of the reservation are to be submitted to and approved by the County Council.

Signed on behalf of the Dublin County Council:

[Signature]
for Principal Officer

Date: **3rd September, 1980.**

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