

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.853	
1. LOCATION	Blocks 1,4,5,6,7, Neillstown, Clondalkin S.			
2. PROPOSAL	Advance construction of blocks 1,2,3,4,5,6,7,			
3. TYPE & DATE OF APPLICATION	TYPE A.	Date Received 6.5.80	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Western Contractors, Ltd., Address Greenhills Industrial Estate, Walkinstown, Dublin 12			
5. APPLICANT	Name Western Contractors Ltd., Address			
6. DECISION	O.C.M. No.	PA/1388/80	Notified	4th July 1980
	Date	4th July 1980	Effect	To grant permission,
7. GRANT	O.C.M. No.	PBD.484.80.	Notified	21.8.80.
	Date	21.8.80.	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.				
16.				
Prepared by		Copy issued by Registrar.		
Checked by		Date		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.		

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

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

P / 484 ' 80

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: **Western Contractors,**
Greenhills Industrial Estate,
Walkinstown,
Dublin 18.

Decision Order
Number and Date **PA/1388/80: 4/7/80**
Register Reference No. **T.A. 853**
Planning Control No. **9395/12630**
Application Received on **6/5/80**

Applicant **Western Contractors Limited.**

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

Proposed advance construction of blocks 1, 4, 5, 6 and 7, Naillstown, Clendalkin,
Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>9. That all watermain toppings, 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 development commences. In this regard the applicant is advised that a public water supply is available only for toilet use at the moment and this restriction will remain for at least a further 12-months and possibly longer.</p> <p>10. That the new access to Station Road be provided with adequate vision splays, as agreed with the Roads Engineer.</p> <p>11. That the existing access to Ninth Lock Road be closed permanently to all vehicular traffic when the new access is available.</p> <p>12. That off-street car parking be provided to Development Plan standards.</p> <p>13. That the access road within the estate be constructed to Roads Department's standards. This road should have a 30-ft. carriageway in a reservation of 52-ft. Blocks 3 and 4 to be reduced accordingly and a new site map to the satisfaction of the Planning Authority to be submitted prior to commencement of development.</p> <p>14. Safe access points to serve the blocks should be provided.</p> <p>15. That specific user permission be obtained for each unit prior to their occupation.</p>	<p>9. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.</p> <p>10. In the interest of safety and the avoidance of traffic hazard.</p> <p>11. In the interest of safety and the avoidance of traffic hazard.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of safety and the avoidance of traffic hazard.</p> <p>14. In the interest of safety and the avoidance of traffic hazard. (Contd...)</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

21 AUG 1980

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

15. That 6-ft. high screen walls of brick or similar durable material suitably capped and finished be provided to screen rear gardens of existing houses from view from new road and from factory units. Details to be agreed with the Planning Authority.

17. That details of boundary treatment and landscaping be submitted for approval of the Planning Authority.

18. That all relevant conditions of Order PA/1132/80 (Reg. Ref. T.A. 604) be strictly adhered to in the development.

19. That this permission refers only to Blocks 1, 4, 5, 6 and 7.

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

16. In the interest of visual amenity.

17. In the interest of visual amenity.

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

19. Insufficient information and documentation available for other units.



for Principal Officer.

21 AUG 1980

DUBLIN COUNTY COUNCIL

P87 / 4.8.4 / 80

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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,**
Greenhills Industrial Estate,
Walkinstown,
Dublin 12.
Applicant **Western Contractors Limited.**

Decision Order
Number and Date **PA/1388/80: 4/7/80**
Register Reference No. **T.A. 853**
Planning Control No. **9395/19650**
Application Received on **6/5/80**

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

Proposed advance construction of blocks 1, 4, 5, 6 and 7, Naillstown, Clondalkin,
Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>2. That before development commences approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That a financial contribution in the sum of £13,500.00 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 facilitates this development; this contribution to be paid before the commencement of development on the site.</p> <p>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, car parks, sewers, watermains or drains has been given by:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £40,000.00 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</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>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> <p>4. To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.</p>

(Contd.....)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

21 AUG 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

(No. 4(a) Contd.)

as the roads, open space, car parks, sewers, watermains, and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of Cash sum of £20,000.00 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.

Or/

(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 the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.

6. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

7. That water supply and drainage arrangements be in accordance with the requirements of the County Council.

8. That foul sewerage flow from the entire estate does not exceed 40-gallons per minute. No industrial effluent to be discharged without prior grant of approval from the Planning Authority.

5. In the interest of health.

6. In the interest of safety and the avoidance of fire hazard.

7. In order to comply with the Sanitary Services Acts, 1878 - 1964.

8. In order to comply with the Sanitary Services Acts, 1878 - 1964.

P.K.

for Principal Officer.

21 AUG 1980