

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.604	
1. LOCATION	Neillstown, Clondalkin, Co. Dublin			
2. PROPOSAL	Site development works on approved industrial lands			
3. TYPE & DATE OF APPLICATION	TYPE A.	Date Received 31.3.80	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/1132/80	Notified	30th May 1980
	Date	30th May 1980	Effect	To grant permission
7. GRANT	O.C.M. No.	PBD/387/80	Notified	18th July 1980
	Date	18th July 1980	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		
Checked by		Date		
Grid Ref.		Co. Accts. Receipt No.		
O.S. Sheet		Registrar.		

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PBD/ 3.8.7 / 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 Limited,**
Greenhills Industrial Estate,
Walkinstown,
Dublin 12.

Decision Order **PA/1132/80: 30/5/80**
Number and Date

T.A. 604

Register Reference No.

9395

Planning Control No.

31/3/80

Application Received on

Applicant **Western Contractors Limited.**

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

Proposed site development works at Kellistown, Clondalkin, Co. Dublin.

CONDITIONS

REASONS FOR CONDITIONS

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.

1.

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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.

2.

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

3.

That the proposed house be used as a single dwelling unit.
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 facilitate this development; this contribution to be paid before the commencement of development on the site.

3.

To prevent unauthorised development.
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)

Signed on behalf of the Dublin County Council:

P.K.

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **1.8 JUL 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
<p>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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £40,000.00 £40,000.00 (forty-thousand pounds) 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.</p> <p style="text-align: right;">Or/</p> <p>(b) Lodgement with the Council of £40,000.00 £40,000.00 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.</p> <p style="text-align: right;">Or/</p> <p>(c) Lodgement 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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">(Contd. ...)</p> <p style="text-align: right;"><i>P.K.</i></p>



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LOWER ABBEY STREET
DUBLIN 1

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

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

Decision Order
Number and Date PA/1132/80: 30/5/80
Register Reference No. T.A. 604
Planning Control No. 9395
Application Received on 31/3/80

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

Proposed site development works at Naillstown, Blondalkin, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	5. In order to comply with the requirements of the Sanitary Authority.
6. That the requirements of the Roads Engineer, as specified in RPS 104, be strictly adhered to in this development.	6. In the interest of safety.
7. That this permission refers to site development works only and does not refer to layout of buildings.	7. In the interest of the proper planning and development of the area.
8. That the developer maintain the roads and services in the estate in a proper condition until taken in charge by the Council.	8. To protect the amenities of the area.
9. That details of proposed public lighting arrangements to the required standard be submitted and approved by the County Council.	9. In the interest of public safety.
10. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	10. In the interest of amenity.
11. That the new access to Station Road be provided with adequate vision splays in both directions, as detailed by the applicant in this application and as required by the Roads Engineer.	11. In the interest of safety.
12. That the existing entrance into 9th Lock Road be closed permanently to all vehicular traffic when the new access is available.	12. In the interest of the proper planning and development of the area.

(Contd....)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

18 JUL 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

13. That details of boundary treatment and landscaping be submitted for approval of Planning Authority.
14. 6-ft. high screen walls of 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.
15. That the necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
16. That all watermain tappings 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. 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 12-months and possibly longer.
17. That the foul sewerage flow from the estate does not exceed 6 $\frac{1}{2}$ cu. mins. No industrial effluent to be discharged without planning permission and license under the Water Pollution Act. Discharge from spillage areas throughout the site to be subject to the provisions of the Water Pollution Act.
18. That the access road be widened to 30-ft. in a 52-ft. allowance.
13. In the interest of amenity.
14. In the interest of amenity.
15. To protect the amenities of the area.
16. 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 recover the cost.
17. To prevent pollution.
18. To ensure a satisfactory standard of development.


for Principal Officer.