

COMHAIRLE CHONTAE ÁTHA CLIATH

5

File Reference P.C.10416	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.1049		
1. LOCATION	Site 12 Clondalk in Industrial Estate, Ballymanaggin, Clondalk in			
2. PROPOSAL	2 warehousing / manufacturing blocks			
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 19th June, 1979	Date Further Particulars	
			(a) Requested	(b) Received
			1. 17/8/79	1. 19/9/79
			2.	2.
4. SUBMITTED BY	Name	G. & T. Crompton Limited and Ove Arup & Partners Limited		
	Address	10 Wellington Road, Dublin 4.		
5. APPLICANT	Name	Crag Developments Limited		
	Address	158 Shelbourne Road, Ballsbridge, Dublin 4.		
6. DECISION	O.C.M. No.	PA/3690/79	Notified	16th Nov 1979
	Date	16th Nov. 1979	Effect	To grant Permission
7. GRANT	O.C.M. No.	PBD/9/80	Notified	7th Jan, 1980
	Date	7th Jan, 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.....	Registrar.
Checked by	Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Tel. 742951 (Ext. 143/145)

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

To: Crag Developments Limited,
152 Shelbourne Road,
Ballsbridge,
Dublin 4.

Decision Order
Number and Date PA/3650/79: 16/11/79

Register Reference No. S.A. 1849

Planning Control No. 10416

Application Received on 19/6/79

App. Inform. rec'd: 19/9/79

Applicant Crag Developments Limited.

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

Proposed industrial units at Site 12, Clonsilla Industrial Estate, Clonsilla, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 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 the requirements of the Chief Medical Officer be strictly adhered to in the development. 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 be in accordance with the requirements of the Sanitary Authority. 6. That off-street car parking and parking for trucks be provided in accordance with Development Plan Standards. 7. That prior to occupation of the proposed structure all work must be completed on the new vehicular access to the site from the Clonsilla/Palmerstown Road and Conditions attached to the decision P/461/75, dated 16/2/76, relating to road works shall have been complied with. 	<ol style="list-style-type: none"> 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. In the interest of health. 4. In the interest of safety and the avoidance of fire hazard. 5. In order to comply with the Sanitary Services Acts, 1878 - 1964. 6. In the interest of the proper planning and development of the area. 7. In the interest of the proper planning and development of the area. <p style="text-align: right;">(Contd....)</p>

Signed on behalf of the Dublin County Council:

P.K.
for Principal Officer

7 JAN 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

8. That details of a standardised boundary treatment and landscaping scheme be approved by the Planning Authority and work thereon completed prior to the occupation of the building. In this respect a minimum width of 5-ft. 6in landscaping area is required across the road frontage of the site, save at vehicular access.

9. That no development take place until as such time the necessary security provisions for the completion of the development works in accord with grant of permission, P/451/76, dated 15/2/76, shall have been complied with.

10. That a financial contribution in the sum of £6,450. (six thousand, four hundred and fifty pounds) 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.

11. That detailed permission be obtained for the specific use of each unit prior to occupation of the units.

12. That no industrial effluent be permitted without prior grant of permission from the Planning Authority.

13. That no building be erected within 10-metres of the bank of the Gallenstown Stream in order to provide for access to the Council to pipe the stream at some time in the future.

14. Kerb radii at the junction with the main industrial estate road to measure 10.5-metres.

15. That provision be made for pedestrian access to the units to the satisfaction of the Planning Authority. Pedestrian ways, clearly defined and provided with adequate lighting and protection from vehicular traffic, to be agreed when the users of the proposed units be known. Pedestrian paths to be a minimum of 6-ft. wide and landscaping to be provided along the line of the paths.

16. That the proposed vehicular access be clearly defined by physical barriers to the satisfaction of the Planning Authority, when occupation of units is known.

8. In the interest of visual amenity.

9. To prevent unauthorised development.

10. 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.

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

12. In the interest of health.

13. In order to provide for access to the Council to the stream.

14. In the interest of safety and the avoidance of traffic hazard.

15. In the interest of public safety.

16. In the interest of public safety.



For Principal Officer.

2939

S.A. 1049

P.C. 10416

17th August, 1979.

Crag Developments Limited,
158 Shelbourne Road,
Ballsbridge,
Dublin 4.

Re: Proposed industrial units at Site 12, Clondalkin Industrial Estate, Co. Dublin, for Crag Developments Limited.

A/thers,

With reference to your planning application received here on 19th June, 1979, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. What is the applicant's intention in relation to the use of the unallocated lands about the buildings; will they be used for the provision of the required level of car parking and, if so, in what way will the lands be laid out?

In this regard it should be noted that:

- (a) The off-street car parking requirements of the Development Plan are as follows:
 - (i) Manufacturing area - five car spaces per 1,000 sq. ft. gross floor area.
 - (ii) Offices - four car spaces per 1,000 sq. ft. gross floor area.
 - (iii) Warehousing - one car space per 1,000 sq. ft. gross floor area.A car parking bay should measure 16 yds. 8 ft. and circulation aisles should be at least 20 ft. in width. Each unit should be self-sufficient with regard to car parking facilities.
- (b) Kerb radii at the junction with the main estate road to measure 10.5 metres.
- (c) The access road should measure 7.3 metres with footpaths and grass margins of 3.4 metres on each side. A strip of landscaped area at least 5 ft. in width should be provided along all road frontages.

The above requirements should be indicated on any layout (scale 1:500) submitted by the applicant so that the layout can be properly examined. The applicant should note that it will be a requirement to culvert the streams along the western boundary of the site to the requirements of the Sanitary Services Department.

(Contd...)

(2)

S.A. 1049

Please mark your reply "Additional Information" and quote
the Register Reference Number given above.

Mise la main,

for Principal Officer.