

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference 10065.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA947		
1. LOCATION	Cherry Orchard Industrial Estate S			
2. PROPOSAL	Modifications to factory premises			
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 1.6.79	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Robinson Keefe Address 59 Northumberland Drive, Dublin 4			
5. APPLICANT	Name I.D.A., Address Lansdowne House, Ballsbridge, Dublin 5			
6. DECISION	O.C.M. No. PA/2805/79		Notified 30th July, 1979	
	Date 30th July, 1979		Effect To grant permission	
7. GRANT	O.C.M. No. PBD/195/79		Notified 26th Sept. 1979	
	Date 26th Sept. 1979		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.....	

BD/195/79

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

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

To: G. Norton, I.D.A. East Regional, Decision Order Number and Date PA/2805/79 30th July, 1979.
Shield House, Register Reference No. S.A. 947
Pembroke Road, Planning Control No. 10065
Ballsbridge, Dublin 4. Application Received on 1.6.79
 Applicant I.D.A.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed modifications to factory premises at Cherry Orchard Industrial Estate.

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be in accordance with the plans and specification lodged with the application. 2. 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 Fire Officer be ascertained and strictly adhered to in the development. 4. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority. 5. That the requirements of the Chief Medical Officer be adhered to in the development. 6. That the building be set back 50ft. from road boundaries and the reservation for the improvement of Kennelsfort Road as shown on R.P.S. 851. 7. That the use of the unit be as stated in specification dated 1.6.79. 8. That no industrial effluent be allowed without prior approval of Planning Authority. 9. That off street car parking and spaces for trucks be provided in accordance with the requirements of the Development Plan. 10. That details of landscaping and boundary treatment be submitted to Planning Authority for approval and work thereon completed prior to occupation of unit.	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 Sanitary Services Act 1873 - 1964. 3. In the interest of public safety and the avoidance of fire hazard. 4. In order to comply with the Sanitary Services Acts, 1878 - 1964. 5. In the interest of health. 6. In the interest of the proper planning and development of the area. 7. To prevent unauthorised development. 8. In the interest of health. 9. In the interest of the proper planning and development of the area. 10. In the interest of amenity.

Over/.....

Signed on behalf of the Dublin County Council:.....
WF
 for Principal Officer
 Date:..... 26 SEP 1979

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

Contd./.....

11. That no advertising sign or structure except those which are exempted development be erected within the site without prior approval of the Planning Authority.

12. That the area between the road and building shall not be used for storage purposes or truck parking but shall be reserved for carparking and landscaping.

13. That all relevant conditions of Order P/1107/79 dated 22.3.79 relating to the general development of the estate be strictly adhered to in this development.

14. That development of this estate is not to exceed a total of 504,000 sq. ft. on both phase 1 and 2 until such time as additional drainage capacity is available to serve the site.

15. That a financial contribution in the sum of £73,600 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.

16. That no development under any permission granted pursuant to this decision is commenced until security for the provision and satisfactory completion of services including maintenance until taken in charge by the Local Authority of roads, open spaces, car parks, sewers, watermains or drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £60,000 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 road, open spaces, car parks, sewers, watermains and drains are taken in charge by the Council

or/...

(b) Lodgement with the Council of an agreed sum to be applied by the Council at its absolute discretion

11. In the interest of amenity.

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

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

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

15. 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.

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

WF

26 SEP 1979

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CONDITIONS	REASONS FOR CONDITIONS
Contd./.....	
if such services are not duly provided to its satisfaction, on the provision and completion of such services to standard specification or/.....	
(c) Lodgement with the Planning Authority of a letter of guarantee issued by anybody 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 lodgement in any 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 by bring the estate up to the standard for taking in charge.	
17. That the number and location of access points by the subject of agreement with the Planning Authority when the occupants of the building have been determined.	17. In the interest of the proper planning and development of the area.
18. That a further financial contribution in the sum of £10,000. be paid by the proposer to the Dublin County Council towards the cost of provision of pumped drainage facilities in the area pending the provision of permanent sewer for the area.	18. To ensure contribution towards cost of provision of drainage facilities in the development.

Signed on behalf of the Dublin County Council:

for Principal Officer

26 SEP 1979

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