

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>YA.1772</b>
1. LOCATION	Site bounded by laneway off Fortfield Road, Terenure, near E.S.B. Sub-station and behind the Shell Garage.	
2. PROPOSAL	9 small office suites for local use.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	21st Nov. 83.
	(a) Requested	Date Further Particulars (b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name Mr. J. F. O'Dockery, Address 33, Leeson Park Avenue, Appian Way, Dublin 6.	
5. APPLICANT	Name Messrs. Esham Limited, Address C/O 11 - 12, Newmarket, Dublin 8.	
6. DECISION	O.C.M. No. P/101/84	Notified 20th Jan., 1984
	Date 20th Jan., 1984	Effect To grant permission
7. GRANT	O.C.M. No. P/1184/84	Notified 25th April, 1984
	Date 25th April, 1984	Effect Permission granted
8. APPEAL	Notified 21st Feb., 1984	Decision
	Type 3rd Party	APPEAL DISMISSED 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.		

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

P/1184/84

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Notification of Grant of Permission/Approval ~~XXXXXX~~

Local Government (Planning and Development) Acts, 1963-1982 ~~XXXXXX~~ 1963-1983

To Mr. J.F. O'Dockery Decision Order  
33, Leeson Park Ave. Number and Date P/101/84, 20/1/'84  
Appian Way Register Reference No. YA.1772  
Dublin 6. Planning Control No. ....  
 Applicant Messrs. Esham Ltd. Application Received on 21/11/'83

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

Proposed three-storey office development on site bounded by Lansway off Fortfield Road and behind Shell Garage, Dublin 6.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. 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 a financial contribution in the sum of £4,446. 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. 4. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development. 5. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. 6. That the water supply and drainage arrangements, be in accordance with the requirements of the Dublin County Council. 7. That a financial contribution in the sum of £5,250. be paid by the proposer to the Dublin County Council towards the cost of necessary measures to improve traffic conditions in the area of the proposed	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. 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. In the interest of health. 5. In the interest of safety and the avoidance of fire hazard. 6. In order to comply with the Sanitary Services Acts, 1878-1964. 7. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the

Signed on behalf of the Dublin County Council .....

*[Signature]*  
For Principal Officer

Date 25/4/84

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.

7 Cont..

development; and which facilitate this development; this contribution to be paid before the commencement of development on the site.

8. The proposed vehicular entrance shall be relocated at parking bays No.'s 31 and 32 and adequate vision splays shall be provided at the northern side of this entrance.

9. The access laneway shall be widened to 6m. between the vehicular entrance and Fortfield Road. A two metre footpath shall be provided alongside the widened lane. This work shall be completed before the offices are occupied.

10. That the boundary wall between the site and Fortfield Road be reduced to a maximum height of 5m. to a distance of 5.4m. from the back of the footpath in order to improve sight lines at the junction with Fortfield Road. Any new boundary treatment in excess of 5m. shall not be located within 5.4m. from the existing rear of kerb.

11. Alterations to the footpath and kerb at the junction of the access laneway with the Fortfield Road shall be completed to the requirements of the Area Engineer, Roads Maintenance of Dublin County Council.

12. A detailed landscaping proposal plus specifications to be submitted to and agreed with the Parks Department of Dublin County Council before development commences on the site. This proposal is to clearly outline existing trees to be removed from the site and those to be preserved as well as protective measures to be used for retaining these trees.

13. Full details of a proposed boundary treatment scheme to be submitted to and agreed with the Parks Department before development commences on the site.

14. No dumping of any spoil or building materials is to occur in the vicinity of the lake. Details of protective measures to prevent any such dumping to be agreed with the Parks Department of Dublin County Council.

15. That the car parking area shown on lands required for the development of the Tallaght Busway Reservation shall be satisfactorily relocated on the applicants lands in the event of the busway being developed and so as not to hinder such a development.

7 Cont..

developer should contribute towards the cost of providing the services.

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

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

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

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

12. In the interest of amenity.

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

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AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

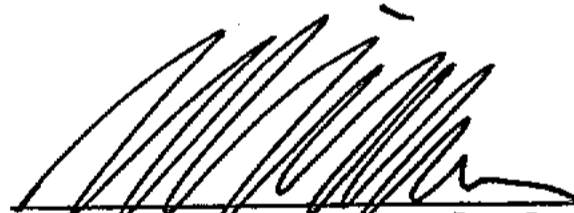
County Dublin

Planning Register Reference Number: Y.A.1772

WHEREAS on the 9th day of February, 1984, Irish Shell Limited, care of Niall Montgomery and Partners, 27, Merrion Square, North, Dublin, appealed to An Bord Pleanála against the decision made on the 20th day of January, 1984, by the Council of the County of Dublin to grant permission subject to conditions to Esham Limited, care of 11-12 Newmarket, Dublin, for the erection of a three-storey office development on a site off Fortfield Road, Terenure, Dublin:

AND WHEREAS, having regard to the nature of the appeal, the Board is satisfied that in the particular circumstances the appeal should not be further considered by it:

NOW THEREFORE An Bord Pleanála in exercise of the powers conferred on it by subsection (1) of section 16 of the Local Government (Planning and Development) Act, 1983, hereby dismisses the said appeal.



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

Dated this 3rd day of April 1984.