

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF: *91A/802*

CONT. REF:

SERVICES INVOLVED: WATER/FOUL SEWER/ SURFACE WATER:

AREA OF SITE: *0.62 Acres*

*J.Y.
3.11.97.*

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT: _____

MANAGERS ORDER NO: *P/ 7*
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE.

Register Reference : 91A/0802

Date : 28th August 1992

Development : Erect a steel storage and general purpose warehouse

LOCATION : Old Lucan Road, Palmerstown

Applicant : Dan Kennedy

App. Type : Permission

Dear Sir/Madam,

I wish to inform you that by order dated 27.08.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached to the decision, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963.

This Register may be inspected during office hours [9.00a.m.- 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

L.Mullen & Co.
Mullamore
Tallanstown, Dundalk,
Co.Louth.

Yours faithfully,


.....
for PRINCIPAL OFFICER

LOUIS MULLEN & CO.
Surveyors

EO

Louis J. Mullen, AClOB.

DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT
- 8 MAY 1992

Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

VAT No. 4638300F
Tel. (041) 55264
- Fax (041) 55183

Planning Section,
Dublin Co Co
Irish Life Centre
Lower Abbey St.,
Dublin 1.

91A-801
91A-802
91A-803

91A

Our Ref.

Your Ref. 91A/801

Date 07/05/92

Road Palmerstown.

Re Dan Kennedy. Developments at Old Lucan

Dear Sirs,

We hereby consent to the use by Mr Paul O'Connell of drawings etc submitted by us on foot of the above three applications. We consent to Mr O'Connell altering, amending or withdrawing such documents.

Yours sincerely,



LOUIS MULLEN & CO.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Control Section,
Finance Department,
7/8 Cavendish Row,
Dublin 1.

Our Ref. RW/GC
Date; 9/12/91

Re; Steel storage and general purpose warehouse at Old Lucan
Road, Palmerstown. Reg.Ref. 91A/0802

I wish to inform you that receipt number N39614 in the sum of
£315 (now cancelled) has been replaced by receipt number N50853
dated 9/10/91 in the sum of £332.50.

A handwritten signature in black ink, appearing to be 'Paul W.D.', written over a horizontal line.

STAFF OFFICER

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

RW/GC

5/6/91

Re; Steel storage and general purpose warehouse at Old Lucan Road, Palmerstown, Dublin 20.
Reg.Ref. 91A/0801, 91A/0802 & 91A/0803.

Dear Sirs,

I refer to the above planning applications received in this department on 15/5/91. I enclose herewith your clients cheque in the sum of £1,860.50 which has been returned to us by the bank marked "Account Closed".

As the statutory 2-month period within which the planning authority must make a decision will not begin to run until the correct fee has been paid it is important that you submit the correct fee in the sum of £2,040.50 immediately;

91A/0801	339 metres	@ 1.75	per square metre	=	£593.25
91A/0802	190 metres	@ 1.75	per square metre	=	£332.50
91A/0803	637 metres	@ 1.75	per square metre	=	£1,114.75

Please return receipt numbers N39614, N39615 & N39616 as these receipts have now been cancelled.

Yours faithfully,



for PRINCIPAL OFFICER

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

RW/GC

5/6/91

Re; Steel storage and general purpose warehouse at Old Lucan Road, Palmerstown, Dublin 20.
Reg.Ref. 91A/0801, 91A/0802 & 91A/0803.

Dear Sirs,

I refer to the above planning applications received in this department on 15/5/91. I enclose herewith your clients cheque in the sum of £1,860.50 which has been returned to us by the bank marked "Account Closed".

As the statutory 2-month period within which the planning authority must make a decision will not begin to run until the correct fee has been paid it is important that you submit the correct fee in the sum of £2,040.50 immediately;

91A/0801	339 metres @ 1.75	per square metre	=	£593.25
91A/0802	190 metres @ 1.75	per square metre	=	£332.50
91A/0803	637 metres @ 1.75	per square metre	=	£1,114.75

Please return receipt numbers N39614, N39615 & N39616 as these receipts have now been cancelled.

Yours faithfully,



for PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hEireani
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0802

Date : 23rd May 1991

Dear Sir/Madam,

Development : Erect a steel storage and general purpose warehouse

LOCATION : Old Lucan Road, Palmerstown

Applicant : Dan Kennedy

App. Type : PERMISSION

Date Recd : 15th May 1991

Your application in relation to the above was submitted with a fee of 315.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 332.50 .

I should be obliged if you would submit the balance of 17.50 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'M. J. ...', written over a dotted line.

PRINCIPAL OFFICER

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

91A/0802

CERTIFICATE NO:

SPECIAL:
LOCATION:
APPLICANT:

Steel Storage & general hulkers Warehouse
Old hulkers Road, Palmerstown
D. Kennedy

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOANED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	RE32					
	RE15					

190.00

~~332.50~~ / ~~515~~ / ~~17.50~~

R D. Clg

Pray Mr Mull
be conveying for closure to
be forwarded to his letter
before the week of

26/6/91

332.50 9/10
NS0853

J. Y... 28/5/91

[Signature]

S.O

22/5/91

Items 2, 3, 4, 5, 6 & 7 Certified Signed

Items 2, 3, 4, 5, 6 & 7 Enclosed Signed

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1968 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/802

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

0.20 Acres Area attached to Road (15/5/91)
Dwg 2566/7

FLOOR AREA OF PRESENT PROPOSAL: 2046 FT²

MEASURED BY:

J.Y.
23/5/91

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: F/ /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

STO: 20 x 6000 = 12000

RDS: £2000 see Roads Report
dated 24/6/91

WJ 27/8/92

P/4125/92.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH DUBLIN

CONTRIBUTION:	
Standard:	£12000
Roads:	£2000
S. Sers:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

ME

Register Reference : 91A/0802

Date Received : 29th June 1992

Correspondence : Louis Mullen & Co.,
 Name and : Mullamore,
 Address : Tallanstown,
 Dundalk,
 Co. Louth.

Development : Erect a steel storage and general purpose warehouse

Location : Old Lucan Road, Palmerstown

Applicant : Dan Kennedy

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(MG/CM)

Report of Dublin Planning Officer dated 25th August, 1992.

This is an application for planning permission for a steel storage and general purpose warehouse at Old Lucan Road, Palmerstown for D. Kennedy.

The proposed site is located to the south of the Old Lucan Road to the west of Palmerstown Village. It is zoned C1 "to protect, provide for and/or improve local/neighbourhood centre facilities" in the Dublin County Development Plan, 1983.

The proposed site forms part of the former 'Cromac' site which is indicated on drawings lodged as being within the applicants control. Existing buildings on this overall site include 2 no. large warehouse units. There are currently occupied by Dan Kennedy Steel and Asgard Windows. Enforcement file 7330 refers to the unauthorised use of these buildings by multiple users.

There is an existing single storey office building adjoining the abovementioned warehouse buildings. There are also 2 no. portacabin structures on site. One of these is in use for offices. The use of the other is unclear.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0802

Page No: 0002

Location: Old Lucan Road, Palmerstown

This overall 'Cromac' site adjoins a recent housing development to the east. There are existing warehousing/industrial developments to the west and south east. The overall site is bounded by a low wall along the Old Lucan Road frontage. Other boundaries include a combination of c. 2 metre high walls/wire and pallisade fencing. The forecourt area to the front of the existing buildings has a part concrete/part gravel and grass surface and is overgrown in part. This area is currently used for car parking/circulation. A large portion of this overall 'Cromac' site to the east is fenced off and is used for open storage of machinery/equipment and other miscellaneous items. The rearmost portion of the site is overgrown. Other areas to the rear adjoining the existing warehouses are used for the open storage of steel for the D. Kennedy Steel operation.

The site for the purposes of the current application has an area of c. 870 sq. metres (no details of the site area/floor area of the proposed buildings has been included in the planning application form). Lodged plans provide for a c. 200 sq. metre building for use as a steel and general purpose warehouse. There are current planning applications for additional warehouse buildings elsewhere on the overall Cromac site.

Reg. Ref. No. 91A/801 refers to an application for planning permission for a c. 345 sq. metre steel store and general purpose warehouse on a site to adjoin existing buildings to the west of the site. A request for additional information on this application has not been responded to to-date.

Reg. Ref. No. 91A/803 refers to an application for planning permission for c. 650 sq. metre of steel store and general purpose warehouses (to comprise 5 no. separate units) on a portion of the overall 'Cromac' site to the east. This is currently the subject of a Time Extension.

Planning permission was previously granted under Reg. Ref. 86A/1654 for a 600 sq. metre steel storage building on the eastern portion of the Cromac site. This has now expired.

The applicants have not submitted any details regarding car parking, boundary treatment, landscaping of the site etc.

Roads Department report requires that a car park be provided to cater for all existing and proposed development on the site and requires a contribution towards Road and Traffic Management improvements on the Old Lucan Road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0802

Page No: 0003

Location: Old Lucan Road, Palmerstown

Warehousing developments are not permitted in areas zoned C1. However, in this instance such a use could be regarded as an addition to an existing establishment non conforming use.

The applicants were requested to clarify various matters such as car parking, landscaping, etc., referred to above by additional information:

1. The applicant is requested to submit details of his entire landholding at this location.
2. The applicant is requested to submit full details of (i) the area of the proposed site, (ii) the floor area of the proposed buildings and (iii) floor area of any existing buildings on site.
3. From site inspection it was noted that the existing buildings are occupied by Dan Kennedy Steel Creteplant and Asgard Windows. No planning permission exists for the use of this building by such 'multiple users'. The applicant is requested to indicate whether it is intended to rectify this situation.
4. From site inspection it was noted that there are 2 no. portacabin structures located to the side and rear of the existing warehouse buildings in lands indicated as being in the applicant's control. It is noted that one of these portacabins is in use for office use. The applicant is requested to (i) clarify that this is the case, (ii) to identify the use of the other portacabin. The applicant is also requested to indicate whether planning permission has ever been sought or granted for such a use/uses.
5. The applicant is requested to submit full details of the numbers of people currently employed at the site.
6. The applicant is requested to submit a car parking/circulation layout for the proposed site (and adjoining lands in the applicant's control). Such a layout should cater for an existing and proposed developments on site (including those the subject of current planning applications under Reg. Ref. No. 91A/801 and 91A/803).
7. The applicant is requested to submit full details of landscaping/boundary treatment proposed, (i) at the proposed site and (ii) at the overall site in the applicants control at this location.
8. The applicant is requested to clarify how it is intended to provide adequate access to the proposed site.
9. Applicant is requested to submit full details of drainage and water facilities to serve both existing and proposed development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0802

Page No: 0004

Location: Old Lucan Road, Palmerstown

A response to the request for Additional Information was received on 29th June, 1992. Further unsolicited additional information was lodged on 1st July, 1992 and 6th August, 1992.

The submission provided:

1. Details of the applicants entire landholding at this location as comprising an area of 7640sq. metres. This incorporates various warehouses and surrounding lands but omits the office accommodation occupied by Creteplant and a strip of land surrounding this office. The applicants state that they have full rights of way over the land.

2. (i) The site area is given as 7640sq. metres, the entire landholding in Dan Kennedys' ownership,
(ii) floor area of the proposed building is 187.7sq. metres.
(iii) floor area of existing buildings are stated to be 1188sq. metres.

3. According to the submission Asgard Windows intend to apply for permission to retain the area in their use for manufacture of aluminium and pvc glazing. With regard to Creteplant, the applicants state that they cannot comment on their intention or the planning status of their building. Mr. Kennedy intends to apply for retention of any unauthorised uses in areas under his control.

4. With regard to the existing portacabins, the submission states that one is owned by creteplant, but is used by Mr. Kennedy for security purposes. If unauthorised, it can form part of an application by Mr. Kennedy mentioned above. The other portacabin was destroyed by fire and is currently for sale.

5. 3 people are currently employed at Dan Kennedy Steel. No details have been submitted regarding existing employment at Asgard and Creteplant.

6. Details of a draft car parking/circulation area showing 39 car parking spaces to the northwest and east of the site.

7. No proposals for planting/landscaping - the applicant states that these matters can be conditioned.

8. Access to the site is to be from the existing entrance at the Old Lucan Road over area in the ownership of Creteplant for which rights of way exist.

9. Drainage details have been incorporated in Drawing DK/92/06/003B.

Revised drawings have been submitted including site plan and new elevation to the rear. This provided for windows at first floor level. These should be relocated to west elevation to prevent overlooking in

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0802

Page No: 0005

Location: Old Lucan Road, Palmerstown

event of a mezzanine floor being incorporated at a later stage.

As stated lodged plans provide for a total of 39 parking spaces to the northwest of the site, (15 spaces are also shown to the east adjoining the building, proposed under Reg. Ref. 91A/803). This is sufficient to meet the parking requirements of the existing and proposed development on site.

Adequate landscaping and boundary treatment must be provided to reduce the impact of the proposed and existing developments on Palmerstown Village and surrounding lands. The frontage should comprise steel railings situated on top of the existing wall with planting behind to screen the various activities including the car parking area. The car parking/circulation area should be tarmacadamed and parking spaces marked out in white in the interest of visual amenity. A scheme of planting for this area also should be submitted.

The proposed site was inspected on 21st August, 1992. The area adjoining Asgard Windows is used as a storage depot by a firm of contractors. The applicants state in correspondence that this use is temporary. On site inspection it was noted that various materials i.e. gravel are also stored along the western boundary in the car park.

Sanitary Services report states insufficient information. No report has been received regarding additional information containing drainage details lodged 1st August, 1992.

Environmental Health officers report noted.

The proposal to construct additional warehousing at this location is considered acceptable having regard to existing uses on site. However, boundary treatment/landscaping must be provided in the interests of visual amenity in Palmerstown village.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following () conditions :-

CONDITIONS / REASONS

01 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.

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

*ms director
advised
inform
received
11/7/92*

ms

[Signature]

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0802

Page No: 0006

Location: Old Lucan Road, Palmerstown

- 02 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 03 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 05 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON: In the interest of the proper planning and development of the area.
- 06 That no sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.
- 07 That a financial contribution in the sum of £1200 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. sd
REASON: 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. CWE
- 08 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON: In the interest of health.
- 09 That prior to the commencement of development, the applicant shall submit for the agreement of the Planning Authority, details of proposed boundary treatment for the entire site. This shall provide for the erection of tubular steel railings on top of the existing dwarf wall along the site frontage with entry gates to match.
REASON: In the interest of visual amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0802

Page No: 0007

Location: Old Lucan Road, Palmerstown

10 That prior to the commencement of development, the applicant shall submit for the agreement of the Planning Authority, details on landscaping proposals for the site including a timescale and programme for the implementation of these works. This shall include: (i) proposals for planting along each boundary of the site, (ii) proposals for planting in the forecourt parking area.

REASON: In the interest of visual amenity.

11 That the proposed forecourt car park and circulation area be tarmacadamed and all parking spaces outlined in white prior to occupation of the proposed units.

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

12 That the proposed windows in the southern elevation be omitted. A revised proposal providing for additional windows or roof lights in the western elevation to be submitted to the Planning Authority for agreement prior to the commencement of development on site.

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

13 That details regarding the colour and texture of the materials to be used in the proposed building be submitted for the written agreement of the Planning Authority prior to commencement of development on site.

REASON: In the interest of visual amenity.

14 That the existing portacabins including that used for security purposes be removed from the site within 6 months from the date of this decision unless by that time permission has been granted by the Council or on appeal to An Bórd Pleanála for their retention.

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

15 That a financial contribution in the sum of £2,000 be paid by the proposer to Dublin County Council towards road and traffic management improvements at the Old Lucan Road which will facilitate the development. This contribution to be paid prior to the commencement of development on site.

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

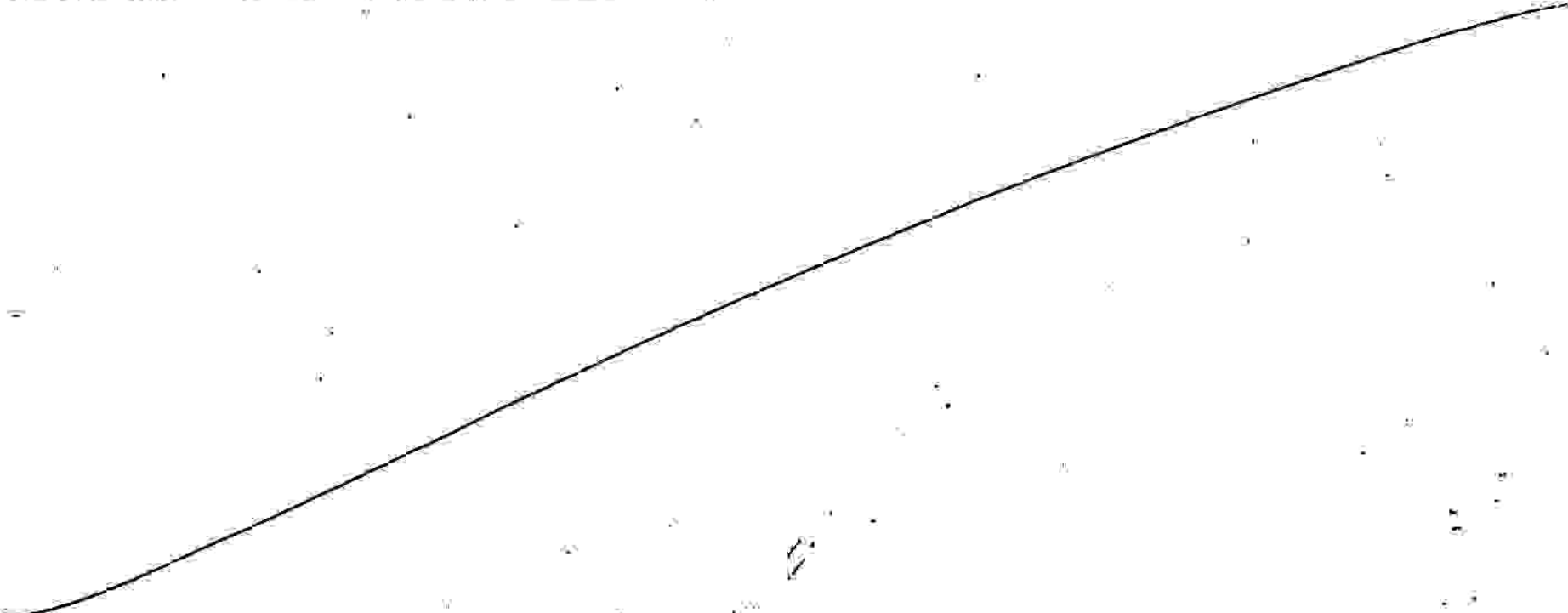
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0802

Page No: 0008

Location: Old Lucan Road, Palmerstown



[Handwritten signature]

.....
for Dublin Planning Officer

[Handwritten signature]

Endorsed: -
for Principal Officer

[Handwritten initials]

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the (15) conditions set out above is hereby made.

27th August, 1992.

Dated :

[Handwritten signature]

.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 17/8/92 (CM. 4123)

5444
~~P/3122-191~~

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0802

Date Received : 15th May 1991

Correspondence : Louis Mullen & Co.,
Name and : Mullamore,
Address : Tallanstown,
Dundalk,
Co. Louth.

Fee Paid € 9/10/91

Development : Erect a steel storage and general purpose warehouse

Location : Old Lucan Road, Palmerstown

Applicant : Dan Kennedy .

App. Type : Permission

Zoning : C1

(MG/BB)

Report of Dublin Planning Officer dated 2nd July, 1991.

This is an application for planning permission for a steel storage and general purpose warehouse at Old Lucan Road, Palmerstown for D. Kennedy.

The proposed site is located to the south of the Old Lucan Road to the west of Palmerstown Village. It is zoned C1 "to protect, provide for and/or improve local/neighbourhood centre facilities" in the Dublin County Development Plan, 1983.

The proposed site forms part of the former 'Cromac' site which is indicated on drawings lodged as being within the applicants control. Existing buildings on this overall site include 2 no. large warehouse units. There are currently occupied by Dan Kennedy Steel and Asgard Windows. Enforcement file 7330 refers to the unauthorised use of these buildings by multiple users.

There is an existing single storey office building adjoining the abovementioned warehouse buildings. There are also 2 no. portacabin structures on site. One of these is in use for offices. The use of the other is unclear.

This overall 'Cromac' site adjoins a recent housing development to the east. There are existing warehousing/industrial developments to the west and south east. The overall site is bounded by a low wall along the Old Lucan Road frontage. Other boundaries include a ^{combination} of c. 2 metre high walls/wire and pallisade fencing. The forecourt area to the front of the existing buildings has a part concrete/part gravel and grass surface. It is overgrown in part. This area is used for car parking/circulation. A large

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

portion of this overall 'Cormac' site to the east is fenced off and is used for open storage of machinery/equipment and other miscellaneous items. The rear most portion of the site is overgrown. Other areas to the rear adjoining the existing warehouses are used for the open storage of steel for the D. Kennedy steel operation.

The site for the purposes of the current application includes an area of c. 870 sq. metres (no details of the site area/floor area of the proposed buildings has been included in the planning application form). Lodged plans provide for a c. 203 sq. metre building for use as a steel and general purpose warehouse. There are current planning applications for additional warehouse buildings elsewhere on the overall Cormac site.

Reg. Ref. No. 91A/801 refers to an application for planning permission for a c. 345 sq. metre steel store and general purpose warehouse on a site to adjoin existing buildings to the west of the site.

Reg. Ref. No. 91A/803 refers to an application for planning permission for c. 650 sq. metre steel store and general purpose warehouses (to comprise 5 no. separate units) on a portion of the overall 'Cormac' site to the east.

Planning permission was previously granted under Reg. Ref. 86A/1654 for a 600 sq. metre steel storage building on the eastern portion of the Cormac site. The applicants have not submitted any details regarding car parking, boundary treatment, landscaping of the site etc.

Roads Department report requires that a car park be provided to cater for all existing and proposed development on the site and requires a contribution towards Road and Traffic Management improvements on the Old Lucan Road.

It is noted that warehousing developments are not permitted in areas zoned C1. However, ^{in this} instance such a use could be regarded as an addition to an existing establishment non conforming use

I recommend that various matters such as car parking, landscaping etc. referred to above be clarified by additional information.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The applicant is requested to submit details of his entire landholding at this location.
- 02 The applicant is requested to submit full details of (i) the ^{area of the} proposed site, (ii) the floor area of the proposed buildings and (iii) floor area of any existing buildings on site.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

- 03 From site inspection it was noted that the existing buildings are occupied by Dan Kennedy Steel ^{Creepan} and Asgard Windows. No planning permission exists for the use of this building by such 'multiple users'. The applicant is requested to indicate whether it is intended to rectify this situation.
- 04 From site inspection it was noted that there are 2 no. portacabin structures located to the side and rear of the existing warehouse buildings in lands indicated as being in the applicant's control. It is noted that one of these portacabins is in use for office use. The applicant is requested to (i) clarify that this is the case (ii) to identify the use of the other portacabin. The applicant is also requested to indicate whether planning permission has ever been sought or granted for such a use/uses.
- 05 The applicant is requested to submit full details of the numbers of people currently employed at the site.
- 06 The applicant is requested to submit a car parking/circulation layout for the proposed site (and adjoining lands in the applicant's control). Such a layout should cater for an existing and proposed developments on site (including those the subject of current planning applications under Reg. Ref. No. 91A/801 and 91A/803).
- 07 The applicant is requested to submit full details of landscaping/boundary treatment proposed (i) at the proposed site and (ii) at the overall site in the applicant's control at this location.
- 08 The applicant is requested to clarify how it is intended to provide adequate access to the proposed site.
- 9- Applicant is requested to submit full details of drainage and water facilities to serve both existing and proposed development.

12

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

ms
.....
for Dublin Planning Officer

Endorsed: -
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : 25th November 1991

.....
~~APPROVED OFFICER~~ *Acting County Manager*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~19 June~~ 1991.

6th November

M.G.

Register Reference : 91A/0802

Date : 27th May 1991

Development : Erect a steel storage and general purpose warehouse

LOCATION : Old Lucan Road, Palmerstown

Applicant : Dan Kennedy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 15th May 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

The proposal is unacceptable
See Sanitary Services Engineers Report
No evidence of compliance with Health,
Safety and Welfare at Work Act 1989.
No sanitary accommodation for workers
indicated.
No drinking water facilities indicated.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 31.05.91
Time 5.00

for *John O Keilly*
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

18/7/91

Mary Galvin.

Register Reference : 91A/0802

Date : 27th May 1991

Development : Erect a steel storage and general purpose warehouse

LOCATION : Old Lucan Road, Palmerstown

Applicant : Dan Kennedy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 15th May 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

The proposal is unacceptable
See Sanitary Services Engineers Report
No evidence of compliance with Health,
Safety and Welfare at Work Act 1989.
No sanitary accommodation for workers
indicated.
No drinking water facilities indicated.

for *Ma Devine*
John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.07.91
Time 3.15

18/7/91

N.G.

SS + crs.

Register Reference : 91A/0802

Date : 27th May 1991

Development : Erect a steel storage and general purpose warehouse

LOCATION : Old Lucan Road, Palmerstown

Applicant : Dan Kennedy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 15th May 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

Paul Galvin

DUBLIN Co. COUNCIL
- 7 JUN 1991
SAN SERVICES

Date received in sanitary services

DUBLIN CO.
PRINCIPAL OFFICER
SANITARY SE.
15 JUL 1991
Returned *JG*

FOUL SEWER

Insufficient information.

Application cannot be considered until full drainage details have been lodged.

SURFACE WATER

Insufficient information

As for foul.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date **17.07.91**
Time **3.30**

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

W. Sullivan 20/6/91.

N.F.B.S.L.

*V.P.
27/6/91*

Register Reference : 91A/0802

Date : 27th May 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

Water main layout to be submitted.

[Signature]
2/7/91

.....
ENDORSED _____

[Signature]

DATE _____

10/2/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.07.91
Time 3.30

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Erection of a steel storage and general purpose warehouse at Old Lucan Road, Palmerstown for Dan Kennedy.

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

Reg. Ref. 91A/0802
Appl. Rec'd: 15.05.1991
Floor Area:
Site Area:
Zoning:

Report of the Dublin Planning Officer, dated 10 July 1991

This is an application for PERMISSION for erection of a steel storage and general purpose warehouse at Old Lucan Road, Palmerstown.

In accordance with Section 10(a) of the Local Government (Planning and Development) Act, 1982, it is not proposed to determine this planning application as the correct prescribed fee in respect of this planning application has not been submitted to the Planning Authority.

Accordingly, I recommend that no decision be made on this planning application.

Applicant to be informed accordingly.

Endorsed:- 
for Principal Officer

Order:- NOTED.

Dated: 11 July, 1990. 
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1990.

NOTE: I have carried out the necessary check and confirm that the required fee has not been paid ~~in full the full fee was not paid until~~


STAFF OFFICER

M.G.

DUBLIN COUNTY COUNCIL

REG. REF: 91A-0802
DEVELOPMENT: Erect a steel storage and general purpose warehouse
LOCATION: Old Lucan Road, Palmerstown
APPLICANT: Dan Kennedy
DATE LODGED: 15th May, 1991.

This is one of these current applications on the site 91A-0801/0802/0803.

No Roads objection to this proposal subject to:-

1. A properly surfaced and drained car park to be provided on site to provide sufficient parking for all existing and proposed development on site to Development Plan requirements. (A plan to be submitted for Roads approval).
2. Applicant to make a contribution of £2,000 towards Road and Traffic Management improvements on Old Lucan Road which facilitates the development.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 02.07.91
Time 4.15

TB/MM 24/6/91

SIGNED: Francis Boy

DATE: 24/6/91

ENDORSED: _____

DATE: _____



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 4125 /92 Date of Decision : 27th August 1992

Register Reference : 91A/0802 Date Received : 29th June 1992

Applicant : Dan Kennedy

Development : Erect a steel storage and general purpose warehouse

Location : Old Lucan Road, Palmerstown

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 251191//290692

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

subject to the conditions on the attached numbered pages.

NUMBER OF CONDITIONS:- ..15...ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: 27/8/92.....

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee.

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward for services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee.

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee.

(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00

Reg. Ref. 91A/0802
Decision Order No. P/ 4125 /92
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 29th June, 1992, and unsolicited additional information received on 1st July, 1992, save as may be required by the other conditions attached hereto.
- 01 REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 03 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 05 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON: In the interest of the proper planning and development of the area.
- 06 That no sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.
- 07 That a financial contribution in the sum of £1200 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.
REASON: 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.
- 08 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON: In the interest of health.

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee.

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward for services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee.

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee.

(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Reg.Ref. 91A/0802
Decision Order No. P/ 4125 /92

Page No: 0003

- 09 That prior to the commencement of development, the applicant shall submit for the agreement of the Planning Authority, details of proposed boundary treatment for the entire site. This shall provide for the erection of tubular steel railings on top of the existing dwarf wall along the site frontage with entry gates to match.
REASON: In the interest of visual amenity.
- 10 That prior to the commencement of development, the applicant shall submit for the agreement of the Planning Authority, details on landscaping proposals for the site including a timescale and programme for the implementation of these works. This shall include: (i) proposals for planting along each boundary of the site, (ii) proposals for planting in the forecourt parking area.
REASON: In the interest of visual amenity.
- 11 That the proposed forecourt car park and circulation area be tarmacadamed and all parking spaces outlined in white prior to occupation of the proposed units.
11 REASON: In the interest of the proper planning and development of the area.
- 12 That the proposed windows in the southern elevation be omitted. A revised proposal providing for additional windows or roof lights in the western elevation to be submitted to the Planning Authority for agreement prior to the commencement of development on site.
12 REASON: In the interest of the proper planning and development of the area.
- 13 That details regarding the colour and texture of the materials to be used in the proposed building be submitted for the written agreement of the Planning Authority prior to commencement of development on site.
REASON: In the interest of visual amenity.
- 14 That the existing portacabins including that used for security purposes be removed from the site within 6 months from the date of this decision unless by that time permission has been granted by the Council or on appeal to An Bord Pleanala for their retention.
14 REASON: In the interest of the proper planning and development of the area.
- 15 That a financial contribution in the sum of £2,000 be paid by the proposer to Dublin County Council towards road and traffic management improvements at the Old Lucan Road which will facilitate the development. This contribution to be paid prior to the commencement of development on site.
15 REASON: In the interest of the proper planning and development of the

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee.

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward for services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee.

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee.

(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Reg. Ref. 91A/0802
Decision Order No. P/ 4125 /92
Page No: 0004
area.

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee.

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward for services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee.

(c) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee.

(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00



Paul O'Connell

B.Arch., M.R.I.A.I., Dip.Proj.Mngt.
118/120 Lr. Rathmines Rd., Dublin 6. Tel. (01) 965234 Fax (01) 966059

ADDITIONAL INFORMATION

31st July 1992.

Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

*Anal A-F. Risper physical call
JF 6/8/92*

1.2.0.

RE: APPLICATION FOR ERECTION OF STEEL STORAGE AND GENERAL PURPOSE WAREHOUSE AT OLD LUCAN ROAD, PALMERSTOWN, DUBLIN 20; REG. REF. 91A/0802.

Dear Sirs,

With reference to the above and your letter dated the 15th of May 1991 requesting additional information, I attach for your attention 4 no. copies of drawings nos. 2506/7A, DK/92/06/002 and 003B, in quadruplicate and would reply to points raised in your letter as follows:

- .01 In my letter to you dated the 23rd of June 1992, I have clarified the situation concerning the land holding of D. Kennedy at this location.
- .02 (i) I have estimated the area of the site in the ownership of Dan Kennedy to be approximately 7640m².
(ii) The floor area of the proposed building under this application totals 187.8m².
(iii) In my letter to you dated the 23rd of June, referred to above, I indicated the approximate floor areas of existing buildings on site. From measure, it appears that the existing buildings contained within the site area owned by D. Kennedy totals 1188m².
- .03 In my letter the 23rd of June we advised that it is the intention of Asgard Windows to apply for retention of use of their unit for the manufacture of aluminium and p.v.c glazing units. It is also the intention of D. Kennedy Steel to apply for retention of any unauthorised use in areas under his control. As Mr. Kennedy is not involved with Crete Plant Ltd., I cannot comment concerning their intention relating to the planning status of their building.

Architecture / Project Management

5/8

- .04 One of the portocabins referred to in your letter is currently used for security purposes by Dan Kennedy Steel and in the ownership of Crete Plant Ltd. with their permission. I am advised that it was purchased from the liquidator of "Cromac" with permission to retain it at its present location. An application for its retention (if unauthorised) can form part of that application by Dan Kennedy Steel mentioned above, relating to his own unit.

The other portocabin referred to was recently destroyed by fire and, I understand from my client, is currently unused and available for sale.

- .05 The number of employees currently in the employ of Dan Kennedy Steel is three. For information on the number of employees of Asgard Windows and Crete Plant, I would refer you directly to both companies.
- .06 In the drawing accompanying our letter of the 23rd of June we submitted a draft car parking/circulation layout for the proposed site. The attached drawings show minor amendments to that layout. As stated before, in considering the car parking provision, I would ask you to bear in mind that the total number of employees on site relating to existing and proposed units is likely to be low. Also I have mentioned previously that whilst I am not in a position to show car parking arrangements on that area of the site controlled by "Crete Plant", car parking currently takes place there and generally will continue so.
- .07 In order to generate sufficient car parking spaces in that area of the site between the front boundary wall and the front building line, there does not appear to be much scope for the provision of trees, shrubbery etc. behind the existing front dwarf boundary wall. I am instructed by my client that he is prepared to carry out a reasonable amount of landscaping to improve the visual amenity of the site in his control. I propose that the applicant be conditioned to discuss this matter in greater detail with the planning authority after a favourable decision had been made concerning the application. I again refer to the intention of my client to apply for permission for a dwelling on the retained portion of the site, which can be heavily landscaped and will serve to screen the proposed units from view.
- .08 I have stated in my letter of the 23rd of June that I am advised that the applicant enjoys rights of way, including for the passage of vehicular and pedestrian traffic over that site in the ownership of Crete Plant and this would be the proposed route between sites in the ownership of D. Kennedy. An existing entrance onto the Old Lucan Road is presently enjoyed from the proposed car parking area as indicated.

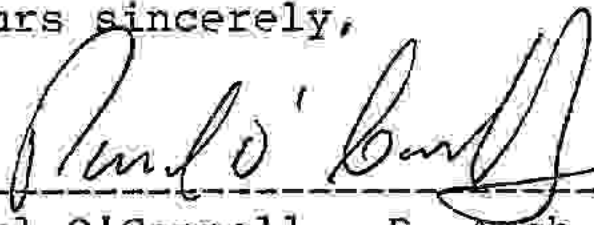
.09 I have referred to this matter in my letter of the 23rd of June 1992 and to my conversations with Mr. Barry Morris, Sanitary Services department, Dublin County Council. From the attached you will note that we have ammended our drawings to correct a discrepancy on earlier information lodged.

The building, the subject of this application is proposed to be retained in the ownership of D. Kennedy for his own use. This building is set back to an area to the rear of the site away from surrounding housing.

We would suggest that the location of a building of this size and nature and at this location should not, in any way, be contentious and because D. Kennedy Steel has an urgent need to construct this building to enable the company to fulfill recently acquired contracts, we would respectfully ask you to speedily determine this application.

If you have any queries in connection with my comments above or the attached please contact me.

Yours sincerely,



Paul O'Connell. B. Arch., M.R.I.A.I.

24



Paul O'Connell B.Arch., M.R.I.A.I., Dip.Proj.Mngt.
118/120 Lr. Rathmines Rd., Dublin 6. Tel. (01) 965234 Fax: (01) 966059

30th June 1992.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
1 - JUL 1992
RECEIVED

Ms. Mary Galvin,
Planner,
Planning Department,
Dublin County Council,
Lower Abbey Street,
Dublin 1.

RE: APPLICATION REG. REFS. 91A/801, 91A/802 & 91A/803 - PROPOSALS
FOR DEVELOPMENT ON SITE IN THE OWNERSHIP OF MR. DAN KENNEDY,
PALMERSTOWN, DUBLIN 20.

Dear Ms. Galvin,

With reference to the above, the attached were omitted from the
enclosures forwarded with our letter of the 23rd of June last.

If you have any queries in relation to same, please contact me.

Yours sincerely,

P.P. Louise Corrigan
Paul O'Connell. B. Arch., M.R.I.A.I.

Undl AF
91A/802
91A/803
S.O.O

Architecture / Project Management



Paul O'Connell

B.Arch., M.R.I.A.I., Dip. Proj. Mngt.
118/120 Lr. Rathmines Rd., Dublin 6. Tel. (01) 965234 Fax (01) 966059

23rd June 1992.

Ms. Mary Galvin,
Planner,
Planning Department,
Dublin County Council,
Lower Abbey Street,
Dublin 1.

RE: APPLICATION REG. REFS. 91A/801, 91A/802 & 91A/803 - PROPOSALS FOR
DEVELOPMENT ON SITE IN THE OWNERSHIP OF MR. DAN KENNEDY,
PALMERSTOWN, DUBLIN 20.

Dear Ms. Galvin,

With reference to the above, which were the subject of requests for additional information, I have clarified the situation concerning ownership on site and I attach for your attention a drawing by way of illustration.

The areas outlined in red are in the ownership of Mr. Dan Kennedy. The area outlined in blue, I am advised, is in the ownership of Crete Plant Ltd. I understand from my client that rights of way relating to pedestrian and vehicular access and for the laying and maintenance of services are enjoyed by Mr. Kennedy over that area of land in the ownership of Crete Plant Ltd.

The area owned by Crete Plant Ltd., indicated on the attached drawing as "A", contains two buildings, one in the ownership and occupation of Crete Plant and the other is a small portacabin, occupied by Mr. Kennedy and used for security purposes.

I am advised that most of the land holding shown on the attached drawing was previously occupied by Cromac, (in liquidation) who traded for many years (1960) at this location.

Area "B" is the main part of the original Cromac building and is presently leased to Asgard Windows for the manufacture of aluminium and pvc glazing units. This unit comprises approximately 520 sq. meters in area (subject to measure). I have been informed by Mr. Kennedy that a proposal for the retention of this specific use will shortly be lodged with the Planning Authority by Asgard Windows.

Building "C" is currently occupied by Dan Kennedy himself for the storage and fabrication of steel. Previously Mr. Kennedy occupied a unit in Cherry Orchard Industrial Estate nearby. The unit occupied by Mr. Kennedy comprises approximately 612 sq. metres in area (subject to measure).

Architecture / Project Management

Because of business expansion, Mr. Kennedy requires an increase in the area available to him and this has led to the applications referred to above.

Under application reg. ref. 91A/802 a proposal was lodged with the Planning Authority for the construction of a steel storage and general purpose warehouse at a location in close proximity to the building currently occupied by Dan Kennedy. As a result of recent contracts entered into by Mr. Kennedy there is an immediate requirement for this unit for occupation by Dan Kennedy himself.

I will shortly forward under separate letter with enclosures, proposals concerning this application and would ask you to determine it as speedily as possible. This building is indicated as "D" on the attached.

Under application reg. ref. 91A/803 permission was sought for the construction of 5 no. units, referred to on the attached as "E" & "F". In November 1991 a request for additional information was received by the surveyor previously acting for Mr. Kennedy. Item no. 8 of this additional information request referred to the possibility of adverse impact on the amenities of residents adjoining the site. The residents most immediately affected by the proposal are Mr. Liam Maguire of 4A Old Lucan Road and Mr. Frank Delamere of 5A Old Lucan Road. Discussions have taken place with both parties and you will note from the attached enclosures that they have indicated their support for the application as proposed, subject to the buildings being set back 1.5m from the boundary wall, which Mr. Kennedy is proposed to accept.

I would also point out that in considering this matter, you should note the commercial/industrial nature of the site prior to the construction of those houses and the fact that permission was granted under reg. ref. 86A/1654 for a substantially sized warehouse for the storage of steel on that site. That permission showed the door of the unit facing in the direction of the housing constructed since that time. I would point out that the housing on Old Lucan Road received permission after that time and any developer/purchaser would have been aware that a proposal for permission of the construction of the warehouse existed. I would respectfully suggest that the new proposed location, closer to the boundary, facilitates the doors to the units being further away from the housing and that the building itself will serve to form a sound barrier between the area of activity at the doors to the units, parking areas and the houses themselves.

I have indicated on that attached, an area referred to as "G". This area is retained by Mr. Kennedy and I am instructed by him to prepare an application for the construction of a single dwelling on that part of the site for occupation by Mr. Kennedy and his family.

Mr. Kennedy has lived in Palmerstown all his life. He proposes to live in the proposed dwelling for security purposes and other reasons. The location of a house at this point will serve to form a visual barrier to the proposed units behind from the public road.

Area "H" is currently occupied by Kentons Ltd., a company carrying out works relating to Civil Engineering associated with the laying of gas mains/road works etc. This company is currently carrying out contract work for Dublin Gas and previously Dublin Corporation. The nature of the occupancy of that part of the site by Kentons is, because of the contract nature of the work, likely to be relatively short term and that area has been leased out on a short lease by Mr. Kennedy to them. I am instructed by Mr. Kennedy to state that an application for temporary use of this area of the site by Kentons will shortly be made to Dublin County Council, Planning Department. In considering this aspect of the site I would point out that an application exists under reg. ref. 91A/801 for the construction of a unit there.

The attached drawing shows a car parking layout proposed for that part of the site fronting Asgard Windows, along the Old Lucan Road. Whilst the number of car parking spaces shown may not meet recommended development plan standards, I would point out that the number of employees in the existing and proposed units is likely to be, because of the proposed uses envisaged, quite low. Also, as that area of the site occupied by Crete Plant Ltd. is not in Mr. Kennedy's ownership we cannot show car parking arrangements there. However, it is reasonable to suggest that some car parking on this portion of the site currently exists and presumably is likely to continue.

Recent discussions have taken place with Mr. Barry Morris, Sanitary Services Department, and I understand that he is satisfied with the proposals to discharge sewage effluent from the units to the existing foul sewer along the Old Lucan Road and for the discharge of surface water to an existing sewer taken in charge but traversing the site in the ownership of Mr. Vincent Byrne.

My comments above and the attached are forwarded to you for clarification purposes and specific information relating to each application will shortly be lodged with the Planning Department in order that matters can be progressed and a decision made concerning each application.

If you have any queries in connection with my comments above or the attached please contact me.

Yours sincerely,

Paul O'Connell. B. Arch., M.R.I.A.I.

18th May 1992.

Mr. Frank Delamore,
5A Old Lucan Road,
Palmerstown,
Dublin 20.

Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: APPLICATION BY DAN KENNEDY UNDER REG. REF. 91A/803 FOR 5 NO.
STEEL STORAGE AND GENERAL PURPOSE WAREHOUSES ON SITE AT
PALMERSTOWN, DUBLIN 20.

Dear Sirs,

I am the home owner of the second house from the boundary wall separating this estate from property in the ownership of Mr. Dan Kennedy.

I wish to state that I support the application referred to above and have no objection to the proposal to locate the units in close proximity to the boundary wall separating no. 4A Old Lucan Road from Mr. Kennedy's property.

I have always had good relations with Mr. Kennedy and feel that any development on the site will substantially improve the visual appearance of the area over the existing situation and more particularly over the situation that existed when Cromac occupied the site.

Yours sincerely,


Frank Delamore.

18th May 1992.

Mr. Liam Maguire,
"Summer's End",
4A Old Lucan Road,
Palmerstown,
Dublin 20.

Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: APPLICATION BY DAN KENNEDY UNDER REG. REF. 91A/803 FOR 5 NO.
STEEL STORAGE AND GENERAL PURPOSE WAREHOUSES ON SITE AT
PALMERSTOWN, DUBLIN 20.

Dear Sirs,

With reference to the above, as the householder occupying that property directly adjacent to the area of the proposed application, I wish to state that discussions have taken place with Mr. Kennedy and his Architect on site and I have seen the drawings already lodged.

I wish to state that I have no objection to the location of units at a distance of 1.5m from the boundary wall presently separating our properties. I support this application.

Yours sincerely,



Liam Maguire.



Paul O'Connell B.Arch., M.R.I.A.I., Dip. Proj. Mngt.
118/120 Lr. Rathmines Rd. Dublin 6 Tel. (01) 965234 Fax (01) 966059

30th June 1992.

Planning Department,
Registration,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: APPLICATION REG. REFS. 91A/0802 & 91A/0803 - PROPOSALS FOR
DEVELOPMENT ON SITE IN THE OWNERSHIP OF MR. DAN KENNEDY,
PALMERSTOWN, DUBLIN 20.

Dear Sirs,

With reference to the above, the additional information submitted
on the 26th of June '92 and received by you on the 29th of June
'92, relates to Planning Applications reg. Refs. 91A/0802 &
91A/0803, respectively.

This will also apply to further correspondence sent out by post
this morning, omitted from the above mentioned.

Yours sincerely,


Paul O'Connell. B. Arch., M.R.I.A.I.

Architecture / Project Management

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann
Bloc 2, Irish Life Centre,
Sraid na Mainistreach lacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/0802

Date : 30th June 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Erect a steel storage and general purpose warehouse

LOCATION : old Lucan Road, Palmerstown

APPLICANT : Dan Kennedy

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 29th June 1992.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.



Paul O'Connell

B.Arch., M.R.I.A.I., Dip. Proj. Mngt.
118/120 Lr. Rathmines Rd., Dublin 6. Tel. (01) 965234 Fax. (01) 966059

23rd June 1992.

Ms. Mary Galvin,
Planner,
Planning Department,
Dublin County Council,
Lower Abbey Street,
Dublin 1.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.

29 JUN 1992

AI.
1-1-0
91A/0802

RE: APPLICATION REG. REFS. ~~91A/801~~, 91A/802 & 91A/803 - PROPOSALS FOR
DEVELOPMENT ON SITE IN THE OWNERSHIP OF MR. DAN KENNEDY,
PALMERSTOWN, DUBLIN 20.

Dear Ms. Galvin,

With reference to the above, which were the subject of requests for additional information, I have clarified the situation concerning ownership on site and I attach for your attention a drawing by way of illustration.

The areas outlined in red are in the ownership of Mr. Dan Kennedy. The area outlined in blue, I am advised, is in the ownership of Crete Plant Ltd. I understand from my client that rights of way relating to pedestrian and vehicular access and for the laying and maintenance of services are enjoyed by Mr. Kennedy over that area of land in the ownership of Crete Plant Ltd.

The area owned by Crete Plant Ltd., indicated on the attached drawing as "A", contains two buildings, one in the ownership and occupation of Crete Plant and the other is a small portacabin, occupied by Mr. Kennedy and used for security purposes.

I am advised that most of the land holding shown on the attached drawing was previously occupied by Cromac, (in liquidation) who traded for many years (1960) at this location.

Area "B" is the main part of the original Cromac building and is presently leased to Asgard Windows for the manufacture of aluminium and pvc glazing units. This unit comprises approximately 520 sq. meters in area (subject to measure). I have been informed by Mr. Kennedy that a proposal for the retention of this specific use will shortly be lodged with the Planning Authority by Asgard Windows.

Building "C" is currently occupied by Dan Kennedy himself for the storage and fabrication of steel. Previously Mr. Kennedy occupied a unit in Cherry Orchard Industrial Estate nearby. The unit occupied by Mr. Kennedy comprises approximately 612 sq. metres in area (subject to measure).

Architecture / Project Management

Because of business expansion, Mr. Kennedy requires an increase in the area available to him and this has led to the applications referred to above.

Under application reg. ref. 91A/802 a proposal was lodged with the Planning Authority for the construction of a steel storage and general purpose warehouse at a location in close proximity to the building currently occupied by Dan Kennedy. As a result of recent contracts entered into by Mr. Kennedy there is an immediate requirement for this unit for occupation by Dan Kennedy himself.

I will shortly forward under separate letter with enclosures, proposals concerning this application and would ask you to determine it as speedily as possible. This building is indicated as "D" on the attached.

Under application reg. ref. 91A/803 permission was sought for the construction of 5 no. units, referred to on the attached as "E" & "F". In November 1991 a request for additional information was received by the surveyor previously acting for Mr. Kennedy. Item no. 8 of this additional information request referred to the possibility of adverse impact on the amenities of residents adjoining the site. The residents most immediately affected by the proposal are Mr. Liam Maguire of 4A Old Lucan Road and Mr. Frank Delamere of 5A Old Lucan Road. Discussions have taken place with both parties and you will note from the attached enclosures that they have indicated their support for the application as proposed, subject to the buildings being set back 1.5m from the boundary wall, which Mr. Kennedy is proposed to accept.

I would also point out that in considering this matter, you should note the commercial/industrial nature of the site prior to the construction of those houses and the fact that permission was granted under reg. ref. 86A/1654 for a substantially sized warehouse for the storage of steel on that site. That permission showed the door of the unit facing in the direction of the housing constructed since that time. I would point out that the housing on Old Lucan Road received permission after that time and any developer/purchaser would have been aware that a proposal for permission of the construction of the warehouse existed. I would respectfully suggest that the new proposed location, closer to the boundary, facilitates the doors to the units being further away from the housing and that the building itself will serve to form a sound barrier between the area of activity at the doors to the units, parking areas and the houses themselves.

I have indicated on that attached, an area referred to as "G". This area is retained by Mr. Kennedy and I am instructed by him to prepare an application for the construction of a single dwelling on that part of the site for occupation by Mr. Kennedy and his family.

Mr. Kennedy has lived in Palmerstown all his life. He proposes to live in the proposed dwelling for security purposes and other reasons. The location of a house at this point will serve to form a visual barrier to the proposed units behind from the public road.

Area "H" is currently occupied by Kentons Ltd., a company carrying out works relating to Civil Engineering associated with the laying of gas mains/road works etc. This company is currently carrying out contract work for Dublin Gas and previously Dublin Corporation. The nature of the occupancy of that part of the site by Kentons is, because of the contract nature of the work, likely to be relatively short term and that area has been leased out on a short lease by Mr. Kennedy to them. I am instructed by Mr. Kennedy to state that an application for temporary use of this area of the site by Kentons will shortly be made to Dublin County Council, Planning Department. In considering this aspect of the site I would point out that an application exists under reg. ref. 91A/801 for the construction of a unit there.

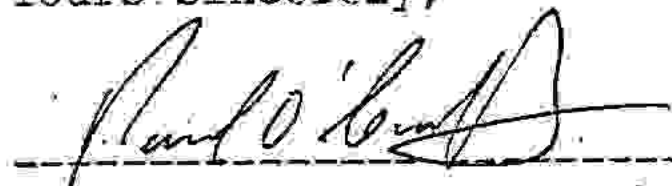
The attached drawing shows a car parking layout proposed for that part of the site fronting Asgard Windows, along the Old Lucan Road. Whilst the number of car parking spaces shown may not meet recommended development plan standards, I would point out that the number of employees in the existing and proposed units is likely to be, because of the proposed uses envisaged, quite low. Also, as that area of the site occupied by Crete Plant Ltd. is not in Mr. Kennedy's ownership we cannot show car parking arrangements there. However, it is reasonable to suggest that some car parking on this portion of the site currently exists and presumably is likely to continue.

Recent discussions have taken place with Mr. Barry Morris, Sanitary Services Department, and I understand that he is satisfied with the proposals to discharge sewage effluent from the units to the existing foul sewer along the Old Lucan Road and for the discharge of surface water to an existing sewer taken in charge but traversing the site in the ownership of Mr. Vincent Byrne.

My comments above and the attached are forwarded to you for clarification purposes and specific information relating to each application will shortly be lodged with the Planning Department in order that matters can be progressed and a decision made concerning each application.

If you have any queries in connection with my comments above or the attached please contact me.

Yours sincerely,



Paul O'Connell. B. Arch., M.R.I.A.I.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Decision Order Number : P/ 5444 /91 Date of Decision : 25th November 1991

Register Reference : 91A/0802 Date Received : 15th May 1991

Applicant : Dan Kennedy

Development : Erect a steel storage and general purpose warehouse

Location : Old Lucan Road, Palmerstown

Dear Sir/Madam,

With reference to your planning application, received here on 15.05.91 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 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The applicant is requested to submit details of his entire landholding at this location.
- 02 The applicant is requested to submit full details of (i) the area of the proposed site, (ii) the floor area of the proposed buildings and (iii) floor area of any existing buildings on site.
- 03 From site inspection it was noted that the existing buildings are occupied by Dan Kennedy Steel Creteplant and Asgard Windows. No planning permission exists for the use of this building by such 'multiple users'. The applicant is requested to indicate whether it is intended to rectify this situation.
- 04 From site inspection it was noted that there are 2 no. portacabin structures located to the side and rear of the existing warehouse buildings in lands indicated as being in the applicant's control. It is noted that one of these portacabins is in use for office use. The applicant is requested to (i) clarify that this is the case (ii) to identify the use of the other portacabin. The applicant is also requested to indicate whether planning permission has ever been sought or granted for such a use/uses.

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Reg. Ref. 91A/0802

Decision Order No. P/ 5444 /91

Page No: 0002

05 The applicant is requested to submit full details of the numbers of people currently employed at the site.

06 The applicant is requested to submit a car parking/circulation layout for the proposed site (and adjoining lands in the applicant's control). Such a layout should cater for an existing and proposed developments on site (including those the subject of current planning applications under Reg. Ref. No. 91A/801 and 91A/803).

07 The applicant is requested to submit full details of landscaping/ boundary treatment proposed (i) at the proposed site and (ii) at the overall site in the applicants control at this location.

08 The applicant is requested to clarify how it is intended to provide access to the proposed site.

09 Applicant is requested to submit full details of drainage and water facilities to serve both existing and proposed development.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,


.....
PRINCIPAL OFFICER

Date : 27/11/91



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Decision Order Number : P/ 5444 /91 Date of Decision : 25th November 1991

Register Reference : 91A/0802

Date Received : 15th May 1991

Applicant : Dan Kennedy

Development : Erect a steel storage and general purpose warehouse

Location : Old Lucan Road, Palmerstown

Dear Sir/Madam,

With reference to your planning application, received here on 15.05.91 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 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The applicant is requested to submit details of his entire landholding at this location.
- 02 The applicant is requested to submit full details of (i) the area of the proposed site, (ii) the floor area of the proposed buildings and (iii) floor area of any existing buildings on site.
- 03 From site inspection it was noted that the existing buildings are occupied by Dan Kennedy Steel Creteplant and Asgard Windows. No planning permission exists for the use of this building by such 'multiple users'. The applicant is requested to indicate whether it is intended to rectify this situation.
- 04 From site inspection it was noted that there are 2 no. portacabin structures located to the side and rear of the existing warehouse buildings in lands indicated as being in the applicant's control. It is noted that one of these portacabins is in use for office use. The applicant is requested to (i) clarify that this is the case (ii) to identify the use of the other portacabin. The applicant is also requested to indicate whether planning permission has ever been sought or granted for such a use/uses.

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Reg.Ref. 91A/0802
Decision Order No. P/ 5444 /91

Page No: 0002

- 05 The applicant is requested to submit full details of the numbers of people currently employed at the site.
- 06 The applicant is requested to submit a car parking/circulation layout for the proposed site (and adjoining lands in the applicant's control). Such a layout should cater for an existing and proposed developments on site (including those the subject of current planning applications under Reg. Ref. No. 91A/801 and 91A/803).
- 07 The applicant is requested to submit full details of landscaping/ boundary treatment proposed (i) at the proposed site and (ii) at the overall site in the applicants control at this location.
- 08 The applicant is requested to clarify how it is intended to provide access to the proposed site.
- 09 Applicant is requested to submit full details of drainage and water facilities to serve both existing and proposed development.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,


.....
PRINCIPAL OFFICER

Date : 27/11/91

CHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 50853

£332.50

9th

day of

October

1997

Received this

from

D. Kennedy

41 The Coppice

Woodfarm Acres

the sum of

three hundred and thirty two

Pounds

fifty

of fee on 91A/802

Pence, being

balance

Mollie Deane

Cashier

S. CAREY

Principal Officer

16/10/97

Insol. A. 1.

91A/802

9/10/91.

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

Our Ref.: 91A/0802

11 July 1991

Re: Erection of a steel storage and general purposes
 warehouse at Old Lucan Road, Plamerstown for Dan
 Kennedy.

Dear Sir,

With reference to your planning application received here on 15th
May, 1991, in connection with the above, I wish to inform you
that:-

In accordance with Section 10(2a) of the Local Government
(Planning and Development) Act, 1982, it is not proposed to
determine this planning application as the correct prescribed fee
in respect of this planning application has not been submitted
to the Planning Authority.

Yours faithfully,


for Principal Officer.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0802

Date : 20th May 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Erect a steel storage and general purpose warehouse

LOCATION : Old Lucan Road, Palmerstown

APPLICANT : Dan Kennedy

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 15th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Louis Mullen & Co.,
Mullamore,
Tallanstown,
Dundalk,
Co. Louth.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.
2. Postal address of site or building OLD LUCAN ROAD, PALMERSTOWN, DUBLIN 20
(If none, give description sufficient to identify) BYE LAW APPLICATION
3. Name of applicant (Principal not Agent) DAN KENNEY N 16
Address c/o LOUIS MULLEN & CO. TALLANSTOWN, DUNOALK Tel. No. 041 55264
4. Name and address of LOUIS MULLEN & CO., SURVEYORS, MULLANORE, TALLANSTOWN,
person or firm responsible for preparation of drawings DUNOALK, CO. LOUTH Tel. No. 041 55264
5. Name and address to which LOUIS MULLEN & CO., SURVEYORS, MULLANORE, TALLANSTOWN,
notifications should be sent DUNOALK, CO. LOUTH

6. Brief description of proposed development STEEL STORAGE AND GENERAL PURPOSE WAREHOUSE
7. Method of drainage EXISTING 8. Source of Water Supply EXISTING

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used. NOT APPLICABLE
(b) Proposed use of each floor NOT APPLICABLE

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

FEE PAID 315 DATE 15/5
RECEIPT N 39614

11. (a) Area of Site EXISTING Sq. m.
development EXISTING Sq. m.
proposed to be retained within site EXISTING Sq. m.
rest or estate in site (c) OWNER

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
FULLY

15. List of documents enclosed with application. NEWS PAPER NOTION
4 Sets Drawings
Fee

16. Gross floor space of proposed development (See back) 150 x 2 x Sq. m.
No of dwellings proposed (if any) Class(es) of Development
Fee Payable £ 315 Basis of Calculation 150 x 1.75
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 15/5/91

Application Type P FOR OFFICE USE ONLY 15/5
Register Reference 9/A/0802
Amount Received £ 240
Receipt No 17-8
Date

Irish Press 21/5/91

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
 2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
 3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
 5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
 6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lt. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

PAID BY

CASH

CHEQUE

M.O.

B.L.

I.T.

Issue of this receipt is not an
order for payment and no fee
is charged in the prescribed application
form.

N 39614

£ 315.00

Received this 15th day of May 1991

from Louis Muller & Co. Ltd
Millamore

Tallanstown

the sum of three hundred and fifteen Pounds

the sum of Pence, being £ for

planning application at Old Lucas Rd.

Palmerstown

Noelleen Deane Cashier

S. CAREY
Principal Officer

11/5/91

LOUIS MULLEN & CO.
Surveyors

Louis J. Mullen, A.C.I.O.B.

Mullamore,
Tallanstown,
Dundalk,
Co. Louth.

Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

VAT No. 4638300F
Tel. (041)55264
Fax. (041) 55183

Our Ref. LM/3796 (No. 6) Your Ref. Date 15th May, 1991.

Re Dan Kennedy, Permission to construct steel
storage and general purpose warehouse at
Old Lucan Road, Palmerstown, Dublin 20.

Dear Sirs,

We refer to the above and enclose herewith
completed Application for Planning Permission in the above
case.

Yours sincerely,



LOUIS MULLEN & CO.

