

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/0803

Date : 20th May 1991

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

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Dear Sir/Madam,

DEVELOPMENT : 5 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.

- 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.
- Postal address of site or building OLD LUCAN ROAD, PALMERSTOWN, DUBLIN 20.  
(If none, give description sufficient to identify).....
- Name of applicant (Principal not Agent) DAN KENNEDY  
Address CO., LOUIS MULLEN & CO., TALLANSTOWN, DUNDALK..... Tel. No. 041 55264
- Name and address of LOUIS MULLEN & CO., SURVEYORS, MULLANORE, TALLANSTOWN,  
person or firm responsible for preparation of drawings DUNDALK, CO. LOUTH..... Tel. No. 041 55264
- Name and address to which LOUIS MULLEN & CO., SURVEYORS, MULLANORE, TALLANSTOWN,  
notifications should be sent DUNDALK, CO. LOUTH.....
- Brief description of proposed development STEEL STORAGE AND GENERAL PURPOSE WAREHOUSES
- Method of drainage EXISTING..... 8. Source of Water Supply EXISTING
- 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
- Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

**FEE PAID 1073 DATE 16/5**  
**RECEIPT NO. N 37616**

- (a) Area of Site EXISTING..... Sq. m.  
(b) Floor area of proposed development..... Sq. m.  
(c) Floor area of buildings proposed to be retained within site..... Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) 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 NEWSPAPER NOTICE

DUBLIN CO. CO. 1. Dan Kennedy intend applying to Dublin County Council for planning permission to erect 5 steel storage and general purpose warehouses at Old Lucan Road, Palmerstown, Dublin 20.

4 sets Drawings  
Fees

..... Sq. m.

No of dwellings proposed (if any)..... Class(es) of Development.....

Fee Payable £. 1073..... Basis of Calculation £ 613 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 5-5-91

Application Type..... FOR OFFICE USE ONLY 15/5

Register Reference 91A/0803

Amount Received £..... 2.8.0

Receipt No.....

Date 17-8

Irish  
has  
2/5/91

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, Lr. 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 <sup>2</sup> (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 <sup>2</sup> 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 <sup>2</sup> (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.

Register Reference : 91A/0803

Date : 29th September 1992

Development : 5 steel storage and general purpose warehouses.

LOCATION : Old Lucan Road, Palmerstown.

Applicant : Dan Kennedy

App. Type : Permission  
Dear Sir/Madam,

I wish to inform you that by order dated 28.09.92 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,

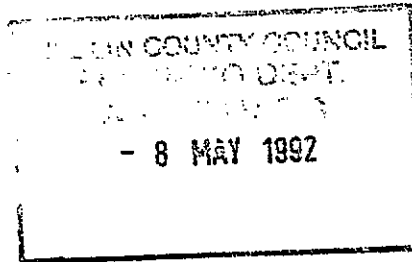
.....  
.....

for PRINCIPAL OFFICER

**LOUIS MULLEN & CO.**  
*Surveyors*

~~EO~~ EO

Louis J. Mullen, ACIOB.



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

376

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,

A handwritten signature in dark ink, appearing to be "L. Mullen", written over a horizontal line.

LOUIS MULLEN & CO.

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,

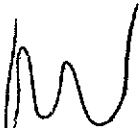
I refer to the above planning applications received in this department on 15/5/91. I enclose herewith your clients cheque in the sum of £1,860.50 which has been returned to us by the bank marked "Account Closed".

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 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/0803

Date : 23rd May 1991

Dear Sir/Madam,

Development : 5 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 1073.00.

On examination of the plans submitted it would appear that the appropriate amount should be 1114.75.

I should be obliged if you would submit the balance of 41.75 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 black ink, appearing to be 'W. J. ...', written over a dotted line.

PRINCIPAL OFFICER

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

91A/0803

CERTIFICATE NO: 25338

Steel Storage & general purpose Warehouse  
Old Lucon Road, Palmerstown

D. Kennedy

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO.
Dwellings	RS32					
	RS16					
	RS17.75					
6366m			<del>1114.75</del>	<del>1073</del>	<del>11.75</del>	

~~1114.75~~ ~~1073~~ ~~11.75~~ R.O dg

J. Reg. L. Muller le is  
Alleged fee cheque in the sum  
of 1114.75 to be presented  
to his debt before the receipt

£1114.75  
paid 27/9/91

NS0753

*[Signature]* DTC 23/5/91

*[Signature]* S.O 22/5/91

Times 2, 3, 4, 5, 6 & 7 Certified Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
Times 2, 3, 4, 5, 6 & 7 Enclosed Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_



LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/803

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE: 2.00 Acres Total Area  
0.32 Acres Outlines in blue

FLOOR AREA OF PRESENT PROPOSAL: 6853 FT<sup>2</sup>

MEASURED BY:

J.Y.  
23/5/91.

J.Y.  
28/9/91.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ 1  
DATED


Standard

ENTERED IN CONTRIBUTIONS REGISTER:

2 @ 6000  
= 12000

roads  
2000

DEVELOPMENT CONTROL ASSISTANT GRADE

 28/9/91

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
Fax: 01-414 9104

Date : 25th June 1998

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1993**

**Register Reference :** 91A/0803/C1  
**Development :** 5 steel storage and general purpose warehouses.  
Compliance re conditions 9, 10 & 12.  
**Location :** Old Lucan Road Palmerstown.  
**Applicant :** Dan Kennedy  
C/O L. Mullen & Co.  
**App. Type :** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 23/06/98.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Eamonn O'Connell', is written over a dotted line.

for SENIOR ADMINISTRATIVE OFFICER

**Paul O'Connell & Associates,  
Waterway House,  
78 Grove Road,  
Dublin 6.**

SOUTH DUBLIN COUNTY  
Planning Dept.  
PUBLIC COUNTER  
23 JUN 1998  
RECEIVED



**Paul O'Connell & Associates**  
**Architecture / Project Management**

**Waterway House, 78 Grove Road, Dublin 6.  
Tel: 01-4965234, Fax: 01-4968125**

Planning Dept.,  
South Dublin Co. Council,  
Town Centre,  
Tallaght,  
Dublin 24.

Our Ref. Dk-L3.Arc11h

31st May 1998

**RE: Register Reference 91A / 0803. Application by Dan Kennedy for planning permission for five steel storage and general purpose warehouses on site at Old Lucan Road, Palmerstown, Dublin 20.**

Dear Sirs,

In 1992 planning permission was granted for the above. The units were constructed last year.

Arising out of the content of the attached conditions Nos. 9, 10 and 12 and following a meeting with Mr. Bob Mathews and Mr. Jim McInerney of the Planning Department attended by Mr. Kennedy and myself at the offices of South Dublin County Council on 18th March 1998, I submit for your consideration the following comments:

On the enclosed site layout drawing no. DK/98/06/001 locations about the site perimeter are indicated as points A to L. Current surrounding uses are also indicated.

Between points A to B and C to D there is an existing low concrete block wall varying in height of approx. 550mm to 650mm and plastered both sides. Parts of the capping pieces are missing.

Mr. Kennedy proposes to fit a new poured concrete capping and to fix a 2000mm high metal railing on top of the wall. The railing will be decorative and not pallisade security fencing type. The overall height of the combined dwarf wall and fencing over will therefore approximate to the height of the existing pallisade fencing between points L to A referred to below. Concrete block piers to a height of approximately 2600mm with concrete cappings are proposed to be constructed at both sides of the existing entrance. A pair of metal entrance gates are proposed to be located at the entrance to a similar

91A/0803

l.l. O

Compliance 9.10.12.

height as the side piers. The piers are proposed to be plastered both sides and the railing will be painted in a selected colour.

Between points D and E there is an existing low concrete block similar to that referred to above. As this area of the site is in separate ownership, Mr. Kennedy is not in a position to advise as to the intention of it's owner.

Between points E and F there is an existing low concrete wall varying in height of approx. 75mm to 180mm at the rear of the public footpath to approximately 450mm high on the inside edge. Above the wall is a chainlink fence to an approx. height of 1752mm with barbed wire over about 370mm high.

Mr. Kennedy proposes to replace this fencing with a decorative metal railing on a dwarf wall faced with reconstituted or natural stone to a height of approximately 1500mm as shown on application Reg. Ref. S98A/0327 recently lodged. Metal vehicular and pedestrian access gates to match the railing are proposed.

Between points F and G there is an existing concrete block wall with brick capping and rendered finish on the housing estate side. This wall varies in height between approx. 1325mm to 2100mm. I am advised that this wall was built by the developer of the housing to the east of Mr. Kennedy's site. No changes are currently proposed along this boundary.

Between points G and H there is an existing fence comprising of steel uprights and chainlink fencing to a height of approximately 1400mm with approx. 300mm of barbed wire over. As this fence separates two commercial sites and is generally unseen from the public roadway we would suggest that it's retention is reasonable and so therefore no changes are currently proposed along this section of the boundary.

Between points H and I there is an existing fence comprising of concrete posts with chainlink fencing between to a height of approximately 1650mm with approx. 500mm of barbed wire over. As this fence separates two commercial sites and is generally unseen from the public roadway we would suggest that it's retention is reasonable and so therefore no changes are currently proposed along this section of the boundary.

Between points I and K there is an existing pällisade fence to a height of approximately 3000mm. As this fence separates two commercial sites and is set back from and generally unseen from the public roadway we would suggest that it's retention is reasonable and so therefore no changes are currently proposed along this section of the boundary.

Between points K and L is the side wall of the substantially sized building occupied by Graphic Colour Works. No changes are currently proposed along this section of the boundary.

Between points L and A there is a difference in site levels and there is an existing dwarf retaining wall approx. 750mm high to Mr. Kennedy's side with pällisade fencing over approx. 1845mm high. I am advised that this fencing was constructed by the adjoining property owner. No changes are currently proposed along this section of the boundary.

From the above you will note that some of the boundary treatment has been carried out by others as well as other areas of the perimeter being in the ownership of others. This obviously limits the works that can be carried out by Mr. Kennedy.

We trust that our comments above will be deemed to comply with Condition No. 9 of the Grant of Planning Permission.

Condition No. 10 refers to landscaping along the eastern and western site boundaries. We have stated above the advice given to us that the boundary wall along the site's eastern boundary was constructed by the developer of the housing to the east. Mr. Kennedy advises that an engineering report prepared by Fearon O'Neill Rooney, Consulting Engineers dated 6<sup>th</sup> March 1989 referred to the wall and referred to it as "unsafe" and "not well built". As a result therefore, in order not to further destabilise the wall construction Mr. Kennedy does not wish to plant trees adjacent to the wall opposite the units 1 to 5 already constructed. Any low level planting would only be visible to persons using the yard area to the east of the units who would likely be there on commercial business and are unlikely to be members of the public. Also low level planting would likely affect the maximum turning circle for the commercial vehicles servicing the units and such planting could be damaged. We would respectfully suggest therefore that planting along the eastern boundary is unnecessary.

Also, Mr. Kennedy has a current planning application for the construction of a house under Planning Application Register Ref. S98A/0327 on a site area between the units and the Old Lucan Road and if that application is successful then the normal garden landscaping will take place on the site improving its physical appearance and obscuring the view of the units from the public roadway.

We have stated above that we are advised that the western front site boundary fencing was constructed by the adjoining site owner. Mr. Kennedy proposes to plant a privet hedge or dwarf conifers along this boundary between points L and A.

He proposes to construct a 1500mm wide paved strip using selected concrete interlocking paviors along the inside of the front boundary wall with a matching kerb between points A to B and C to D excluding the section at the entrance gates and at the electrical sub station. This hard paved area is to facilitate the location of planter tubs containing shrubs and dwarf trees. Mr. Kennedy considers this a reasonable proposal as a heavily landscaped strip along this frontage will require significant on site maintenance and could become a receptacle for debris such as chip papers, sweet wrappings, cans etc. Containers with shrubs and dwarf trees will facilitate their occasional maintenance off site on a contractual basis and will allow for changes to be made depending on the growing season. We would suggest that it is a reasonable proposal when one considers the long established use of that area of the site for parking associated with the on site use. Also, the refurbishment of the front wall referred to above with railings over will improve the visual appearance of the boundary at that location.

Along the front boundary between points E and F, this area will be incorporated into the front garden of the house proposed to be constructed by Mr. Kennedy and currently the

subject of the planning application referred to above. As Mr. Kennedy and his family propose to occupy the dwelling, the garden areas will be fully landscaped.

No landscaping is proposed for other site boundaries as stated above as they generally separate the site from other sites in commercial use and are areas of sites generally not visible from the public road.

Concerning Condition No.12, the materials used in the construction of the units consist of conc. block walls with a fairfaced finish, the western elevations of the as constructed units have a brick finish which I am advised is "Butterly Old English Brindle Red". The roofs and upper levels of all elevations consist of external wall and roof cladding in a "Goosewing" grey colour with "Poppy" red flashings. Roller shutters are in "Goosewing" grey and "Poppy" red. Smaller doors and windows are in white upvc.

We trust that our comments above satisfy conditions nos 9, 10 and 12 of application Register Reference 91A/0803. If you have any queries in connection with my comments above or the enclosed then please contact me.

Yours sincerely



---

Paul O'Connell & Associates

CAP PARK

EX. DWARF BOUNDARY WALL

EX. FENCE  
GRAPHICS REPRODUCTIONS  
COMPANY

MATERIALS STORAGE  
YARD

BUILDING IN USE BY  
DAN KENNEDY STEEL

CRETE PLANT

BUILDING IN USE BY  
DAN KENNEDY STEEL

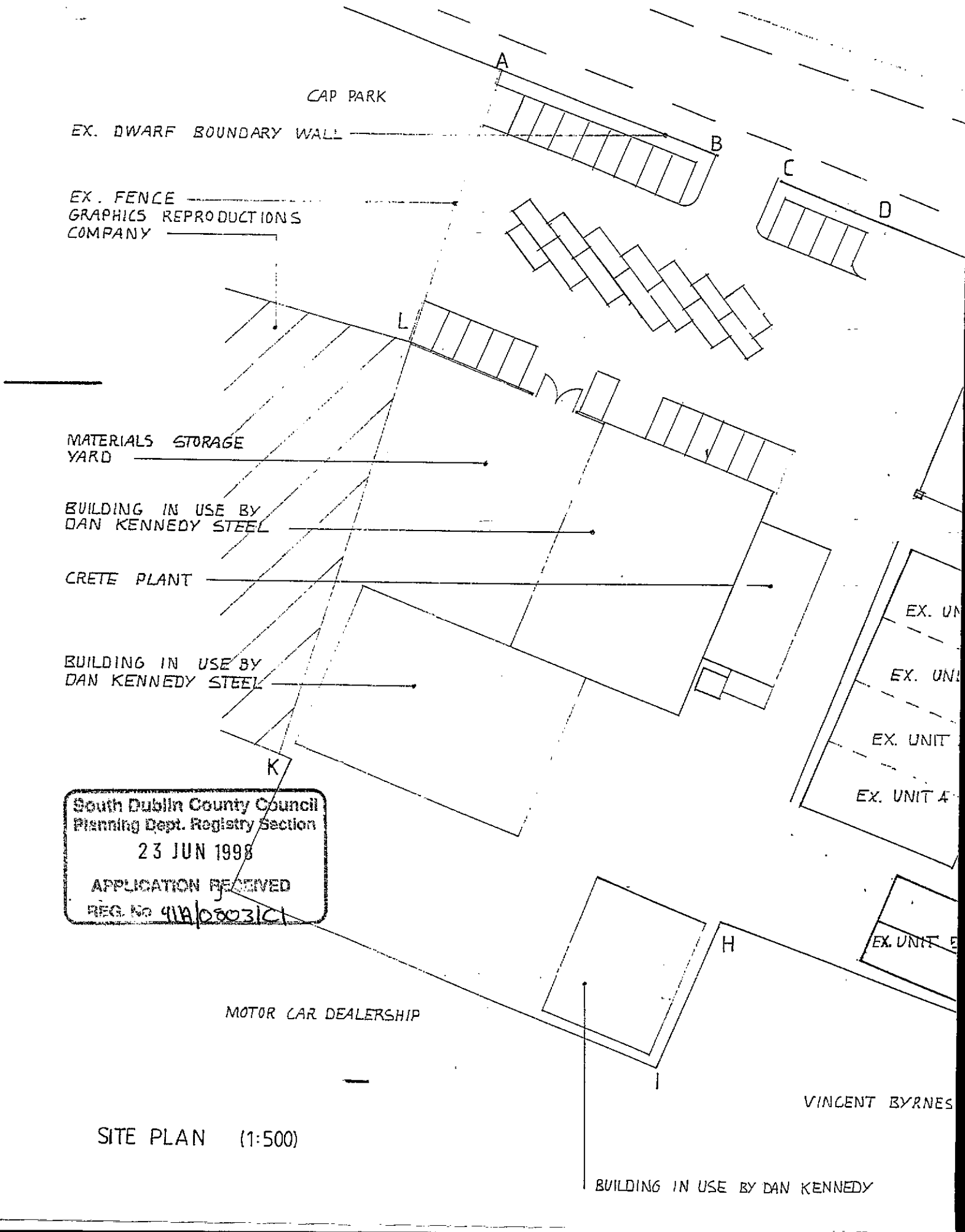
South Dublin County Council  
Planning Dept. Registry Section  
23 JUN 1998  
APPLICATION RECEIVED  
REG. No 91A/0803/C1

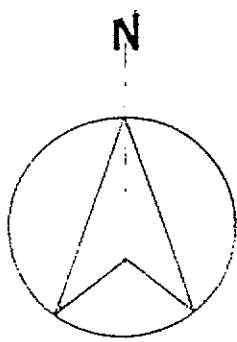
MOTOR CAR DEALERSHIP

VINCENT BYRNES

SITE PLAN (1:500)

BUILDING IN USE BY DAN KENNEDY





OLD LUCAN ROAD

RETAINED SITE FOR  
PROPOSED HOUSE UNDER  
REG. REF: S98A/0327

HOUSING

HOUSING

HOUSING



DRWG. NO. DK/98/06/001



## COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

SOUTH DUBLIN

Standard: 12000  
 Roads: 2000  
 Other:  
 SECURITY  
 LEY 1957  
 1987

Register Reference : 91A/0803

Date Received : 29th June 1992

Correspondence : Paul O'Connell Archts.,  
 Name and : 118 Lwr Rathmines Road,  
 Address : Dublin 6.

Development : 5 steel storage and general purpose warehouses.

Location : Old Lucan Road, Palmerstown.

Applicant : Dan Kennedy

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(NRP/CM)

Report of the Dublin Planning Officer dated 28th September, 1992.

This is an application for PERMISSION for 5 steel storage and general purpose warehouse at Old Lucan Road, Palmerstown for D. Kennedy.

The application was lodged on 15th May, 1991 and Additional Information requested on 25th November, 1991. The delay was due to the fact that the correct prescribed fee had not been paid.

Additional Information was received on 29th June, 1992 and subsequently, a Time Extension was granted and the application now expires on 29th September, 1992.

Unsolicited Additional Information was received on 10th September 1992, which proposes the relocation of the units away from the adjoining residential properties. This is considered to be preferable.

This property generally is not kept in a very presentable manner and the applicant should be encouraged to carry out a scheme of landscaping and possibly boundary treatment to improve the visual impact of the property.

The site forms part of the old "Cromac" site and it is located in an area zoned

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0803

Page No: 0002

Location: Old Lucan Road, Palmerstown.

'C1' "to protect, provide for and/or improve local neighbourhood centre facilities" in the Development Plan.

There are a number of unauthorised uses operating on the remainder of the site and the applicant has indicated that these will be regularised.

The applicant proposes to apply for a house for his own use on the area marked 'C'.

Reg. Ref. 86A/1654 refers to grant of permission for a steel storage building on the site with a new entrance.

Reg. Ref. 90A/801 is a current application for a warehouse on portion of the adjoining site in applicants ownership (correct prescribed fee not paid).

Reg. Ref. 91A/802 refers to a decision to grant permission for a steel storage and general warehouse on another part of the property.

The internal reports are noted.

The proposed development is consistent with provisions included in the Development Plan.

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, as amended by additional information received on 29-5-81 as amended by revised 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.

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.

*Handwritten notes:*  
29-5-81  
save  
cd 10/8/81  
9-  
JH

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0803

Page No: 0003

Location: Old Lucan Road, Palmerstown.

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.

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

07 That a financial contribution in the sum of ~~£500~~<sup>12,050</sup> 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.

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. A 2m. wide landscaping area to be provided along the frontage of the site at the entrance and along the eastern and western boundaries. Details to be agreed with the Planning

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0803

Page No: 0004

Location: Old Lucan Road, Palmerstown.

Authority prior to commencement of development.

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 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.
- 13 That a financial contribution in the sum of £2000 be paid by the proposer to the Dublin County Council towards the cost of provision of roads 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.
- 13 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 these services.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0803

Page No: 0005

Location: Old Lucan Road, Palmerstown.

*M. Pendergast*  
.....  
for Dublin Planning Officer

*S. O'Leary*  
Endorsed:-.....  
for Principal Officer

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 (13) conditions set out above is hereby made.

Dated : 28<sup>th</sup> September, 1992.  
.....

*[Signature]*  
.....  
ASSISTANT COUNTY MANAGER/APPROVED OFFICER  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 15<sup>th</sup> September 1992

P/4124/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

SOUTH DUBLIN

Register Reference : 91A/0803

Date Received : 29th June 1992

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

Development : 5 steel storage and general purpose warehouses.

Location : Old Lucan Road, Palmerstown.

Applicant : Dan Kennedy

App. Type : Permission

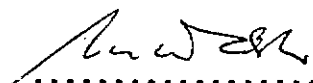
Zoning :

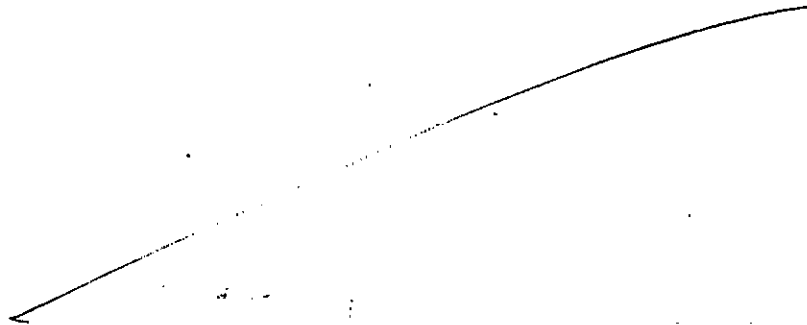
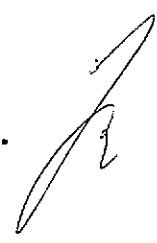
Floor Area : Sq.metres

In accordance with Section 26(4a) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(f) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4a) of Section 26, up to and including the 30.09.92.

I recommend that the period be extended accordingly.

Reason: To facilitate full consideration of the application.

Endorsed:-   
.....  
for Principal officer



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Order: A decision pursuant to Section 26(4A) of the Local Government (Planning and Development) Act, 1963 to extend the period for considering the application as recommended is hereby made.

Dated : ..... 27/8/92 .....

..... *Paul P. Hawley* .....

ASSISTANT COUNTY MANAGER *Elizabeth O'Brien*  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated

..... 17/8/92 (CM 4123) .....

NOTE: I have checked that the necessary entry has been made recording details of the period as extended and that the statutory expiry date on the Detail Screen has been updated.

..... *[Signature]* .....

Senior Staff Officer.



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; Proposed 5 steel storage and general purpose warehouses at  
Old Lucan Road, Palmerstown. Reg.Ref. 91A/0803.

I wish to inform you that receipt number N39616 in the sum of  
£1,073 (now cancelled) has been replaced by receipt number N50753  
dated 27/9/91 in the sum of £1,114.75.

A handwritten signature in cursive script, appearing to read 'P. O.', written over a dashed line.

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 £1,960.50 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

P/5443/91

~~P/5443/91~~

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0803

Date Received : 15th May 1991

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

Fee Paid : 27/9/91

Development : 5 steel storage and general purpose warehouses.

Location : Old Lucan Road, Palmerstown.

Applicant : Dan Kennedy

App. Type : Permission

Zoning : C1

(MG/DK)

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

This is an application for PERMISSION for <sup>5</sup> steel storage and general purpose warehouses 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. These 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 above mentioned warehouse buildings. There are also 2 no. portacabin structures on site. One of these is in use for offices. The use of the <sup>attic</sup> 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 palisade 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 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.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

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, the subject of the current application includes the eastern portion of the overall "Cromac" site and has an area of c. 1,240 sq. m. (no details have been included on the planning application <sup>from</sup> regarding the site area/floor area of the proposed development). Lodged plans provide for the construction of 5 no. warehouse units of floor area c. 650 sq. m. in total. The site of the proposed building is currently fenced <sup>as stated in the proposed site plan</sup> and <sup>is considered that the proposed development</sup> <sup>which is to be located c. 1 m from the southeastern boundary with the 50 metres level of visually dominant and harmful to the amenity of residents</sup> <sup>There are current planning applications for additional warehouse buildings</sup> <sup>on the overall 'Cromac' site.</sup>

Reg. Ref. No. 91A-0801 refers to an application for planning permission for a c. 345 sq. m. steel store and general purpose warehouse on a portion of the overall 'Cromac' site to the west.

Reg. Ref. No. 91A-0802 refers to an application for planning permission for a c. 230 sq. m. steel store and general purpose warehouse on a site to the south.

Planning permission was previously granted under Reg. Ref. No. 86A-1654 for a 600 sq. m. steel storage building on the eastern portion of the 'Cromac' site (included the site of the current application).

<sup>Reg. Ref. No. 91A-1517 refers to a current application for a retail centre on the adjoining site to the south</sup>  
The applicants identify car parking for 8-9 spaces along the western boundary of their site. This is substantially less than the c. 20 spaces required to serve a development of this size. In addition, no details have been submitted regarding boundary treatment, landscaping, 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.

<sup>Unolicited additional information lodged 27/9/91 provides for minor adjustments to the location of proposed buildings</sup>  
It is noted that warehousing developments are not permitted in areas zoned C1. However, in this instance such a use can be regarded as an addition to an existing established non conforming use.

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

01 Applicant is requested to submit details of the his entire land holding at this location.

02 Applicant is requested to submit full details of (i) the area of the proposed site, (ii) the floor area of the proposed building, and (iii) floor areas of all 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, <sup>Asgard</sup> and Asgard Windows. No planning permission exists for the use of this buildings 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 applicants control. It is noted that one of these portacabins is in office use. The applicant is requested (i) to clarify if 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 this site.
- 06 The applicant is requested to submit a car parking <sup>circulation</sup> layout for the proposed site (and adjoining land in the applicants control). Such a layout should cater for all existing and proposed developments on site (including those the subject of current planning applications under Reg. Ref. No. 91A-0801 and 91A-0802).
- 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 submit a revised block plan of scale not less than 1:500 which identifies the existing housing on the adjoining site to the east. It is ~~considered~~ <sup>considered</sup> that the proposed ~~development~~ <sup>development</sup> because of its height and location ~~is~~ <sup>is</sup> usually dominant and would have an adverse impact on the amenities of residents at this location. The applicant is requested to submit any proposals he might have to reduce the impact of the proposed development. This may include (a) reduction in height (b) reduction in floor area/number of units and (c) relocation of the building on site.
- 09 The applicant is requested to submit detailed drawings identifying the rear elevation of the proposed units, ~~for the purpose of the planning authority.~~
- 10 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

*[Signature]*  
.....  
for Dublin Planning Officer

*[Signature]*  
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 : *25<sup>th</sup> November 1991* .....  
APPROVED OFFICER *[Signature]* *Dist. 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/0803

Date : 27th May 1991

Development : 5 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 Engineers Report - Sanitary Services.  
 No evidence of compliance with the Health  
 Safety & Welfare at Work Act 1989.  
 No sanitary accommodation for workers  
 indicated  
 No drinking water facilities indicated

for *John O'Reilly*  
 SUPER. ENVIRON. HEALTH OFFICER,  
 33 GARDINER PLACE,  
 DUBLIN 1.  
 18/7/91

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 31.07.91 .....  
 Time ..... 5.00 .....

Register Reference : 91A/0803

Date : 27th May 1991

Development : 5 steel storage and general purpose warehouse.

LOCATION : Old Lucan Road, Palmerstown.

Applicant : Dan Kennedy

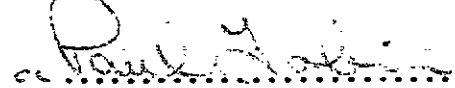
App. Type : PERMISSION

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,



PRINCIPAL OFFICER

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

for *Ag. Levine*  
*John O'Keilly*  
SUPER-ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.  
*18/7/91*



(W) M.G.

SS + cms.

Register Reference : 91A/0803

Date : 27th May 1991

Development : 5 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 Tobin*

DUBLIN Co. Council  
- 7 JUN 1991  
SAN SERVICES

DUBLIN OFFICER  
PRINCIPAL OFFICER  
SANITARY SERVICES  
15 JUL 1991  
Returned *gg*

Date received in Sanitary Services .....

FOUL SEWER

Inefficient information.

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

SURFACE WATER

Inefficient 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

*E. Sullivan 25/6/91.*

*NFB3L*

*y.r.  
27/6/91*



Register Reference : 91A/0803

Date : 27th May 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY.....

Water available  
24 hrs storage required  
All connections, snubbing, chlorination etc  
to be carried out by Dublin Co Co @ applicants expense  
Supply to be metered

Water main layout to be submitted *[Signature]*

ENDORSED \_\_\_\_\_ DATE 9/7/91

*[Signature]* 10/7/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 17.07.91 .....  
Time ..... 13.30 .....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Erection of a 5 steel storage and general purpose warehouses at Old Lucan Road, Palmerstown for Dan Kennedy.

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

Reg. Ref. 91A/0803  
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 5 steel storage and general purpose warehouses 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-0803

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 .....

TR/MM 24/6/91

SIGNED: J. Ryan ENDORSED: G. J. [Signature]

DATE: 24/6/91 DATE: 24/6/91

DUBLIN COUNTY COUNCIL

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122  
 Lár an Bhaile, Tarnhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9000  
 Facs: 01-414 9104

**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9000  
 Fax: 01-414 9104

An Bord Pleanála,  
 Floor 3, Block 6,  
 Irish Life Centre,  
 Lower Abbey Street,  
 Dublin 1.

Dear Sir/Madam,

I refer to your letter requesting further documentation. Please find relevant details attached.

LOCATION	REG. REF	ABP REF	ITEMS REQUIRED
① Sevelph Road, Coolbrunagh	598A/0342	PL06S.108079	Full details of 598A/0343
② 4A Old Lucan Road, Palmerstown	598B/0352	PL06S.108223	Maps order, site location & site layout maps 88A/0302. (site layout not available) site location map - not very clear.
③ Old Lucan Road Palmerstown	598A/0326	PL06S.108042	Full details of 86A/1654, 91A/0803, 598A/0327 86A/1654 (details not available)

Yours faithfully,

S Mc Cormack (5/11/98)  
 for SENIOR ADMINISTRATIVE OFFICER

Mr. Paul O'Connell,  
Architects,  
118/120 Lower Rathmines Road,  
Dublin 6.

91A/0803

6th October, 1992.


Re: Permission for 5 steel storage and general purpose  
warehouses at Old Lucan Road, Palmerstown for Dan Kennedy.

Dear Sir,

Your letter of the 14th September, 1992 and our reply of the 17th  
September, 1992 refers.

Enclosed is a copy of the notification of decision to grant  
permission in this case, as promised.

Yours faithfully.

  
\_\_\_\_\_  
Principal Officer.

WS/BB

Mr. Paul O'Connell,  
Architects,  
118/120 Lower Rathmines Road,  
Dublin 6.

91A/0803

6th October, 1992.


Re: Permission for 5 steel storage and general purpose  
warehouses at Old Lucan Road, Palmerstown for Dan Kennedy.

Dear Sir,

Your letter of the 14th September, 1992 and our reply of the 17th  
September, 1992 refers.

Enclosed is a copy of the notification of decision to grant  
permission in this case, as promised.

Yours faithfully.

  
\_\_\_\_\_  
Principal Officer.

WS/BB

W. Shields

please note +  
make necessary  
arrangements

S.A.C. 17/9  
91A/803

Paul O'Connell,  
Architect,  
118/120 Lr. Rathmines Road,  
Dublin 6.

17 September 1992

RE: Application for Dan Kennedy under Reg. Ref. 91A/803  
for 5 no. steel storage and general purpose warehouses  
on site at Palmerstown, Dublin 20.

Dear Sir,

Thank you for your letter of the 14th September, in the above.

This planning application was submitted here by Louis Mullen & Company of Tallanstown on behalf of Mr. Kennedy and therefore any correspondence in this regard is issued to that firm unless that firm indicates in writing that they do not require such notifications.

I have, however, arranged to have a copy of any decision made on this proposal issued to your goodselves.

Yours faithfully,

\_\_\_\_\_  
for Principal Officer.

(EOH/CM)

Paul O'Connell,  
Architect,  
118/120 Lr. Rathmines Road,  
Dublin 6.

91A/803

17 September 1992

RE: Application for Dan Kennedy under Reg. Ref. 91A/803  
for 5 no. steel storage and general purpose warehouses  
on site at Palmerstown, Dublin 20.

Dear Sir,

Thank you for your letter of the 14th September, in the above.

This planning application was submitted here by Louis Mullen & Company of Tallanstown on behalf of Mr. Kennedy and therefore any correspondence in this regard is issued to that firm unless that firm indicates in writing that they do not require such notifications.

I have, however, arranged to have a copy of any decision made on this proposal issued to your goodselves.

Yours faithfully,

\_\_\_\_\_  
for Principal Officer.

(EOH/CM)





**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

E O H

14th September 1992.

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

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.

15 SEP 1992

RECEIVED

RE: APPLICATION FOR 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, under reg. ref. 91A/802 an application was lodged for a single unit on behalf of the same applicant.

Whilst the original documentation was lodged on Mr. Kennedy's behalf by Louis Mullen & Co., you should have correspondence on file stating that we are currently acting for the applicant in connection with applications reg. nos. 91A/802 and 91A/803.

I understand that a decision relating to 91A/802 was forwarded to Mr. Mullen and not to this office.

When a decision relating to 91A/803 is issued I would be grateful if you would arrange for the correspondence to be forwarded to myself at the above address.

If you have any queries in connection with my comments above, please contact me.

Yours sincerely,

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

Architecture / Project Management



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/ 4586 /92 Date of Decision : 28th September 1992

Register Reference : 91A/0803 Date Received : 29th June 1992

Applicant : Dan Kennedy

Development : 5 steel storage and general purpose warehouses.

Location : Old Lucan Road, Palmerstown.

Floor Area : Sq.Metres

Time Extension(s) up to and including :

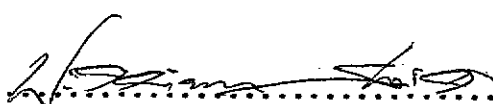
Additional Information Requested/Received : 251191//290692

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:- 13...ATTACHED.

Signed on behalf of the Dublin County Council.

  
for Principal Officer

Date 28th September 1992

Paul O'Connell Archts.,  
118 Lwr Rathmines Road,  
Dublin 6.

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:-

The Secretary,  
An Bord Pleanala,  
Floor 3, Block 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Existing legal provisions as to the period in which an appeal is to be made will apply in any case where an appeal is received by the Board on or before 16th October, 1992, but a new period of one month from the day of the Planning Authority's decision will apply in the case of all appeals received on or after 19th October, 1992.

A brochure setting out the important features of the new appeals procedures is enclosed.

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 as soon as may be 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/0803  
Decision Order No. P/ 4586 /92  
Page No: 0002



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Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone (01) 724755  
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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, as amended by revised drawings received on 5th August, 1992 and 10th September, 1992, 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.
- 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.
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 That a financial contribution in the sum of £12000 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

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Reg.Ref. 91A/0803  
Decision Order No. P/ 4586 /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. A 2m. wide landscaping area to be provided along the frontage of the site at the entrance and along the eastern and western boundaries. Details to be agreed with the Planning Authority prior to commencement of development.

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.

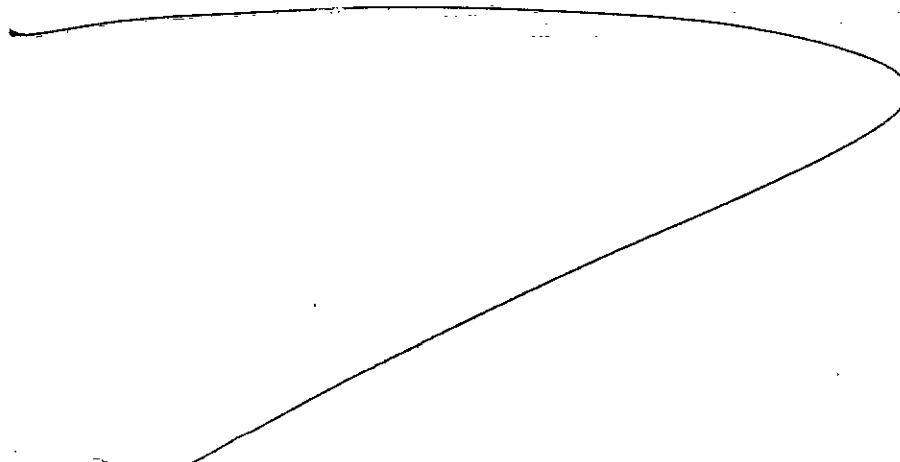
11 REASON: In the interest of the proper planning and development of the area.

12 That 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.

13 That a financial contribution in the sum of £2000 be paid by the proposer to the Dublin County Council towards the cost of provision of roads 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.

13 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 these services.



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**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

7th Sept. 1992.

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

~~ADDITIONAL~~  
INFO.  
encl A1. 91A/803  
1.12.0

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 and following our recent discussions with Ms. Mary Galvin, Planner for the area, I attach for your attention copies of our revised drawings indicating the following:

The proposed warehouses are shown as relocated on the site, further away from existing surrounding housing. You will note that this proposed location is similar to that approved under reg. ref. 86A/1654.

I would also ask you to note that the high level windows are proposed to be located on the west elevation.

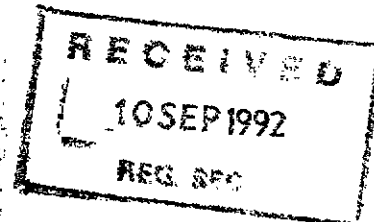
A line of evergreen trees is proposed to be planted along the Eastern boundary of the site as shown on our revised drawings.

I trust that the changes indicated on the attached meet with your approval and I would respectfully ask you to issue a favourable decision as speedily as possible.

Yours sincerely,



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



Architecture / Project Management





Bloc 2, Ionad Bheatha na hEireann,  
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Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Register Reference : 91A/0803

Date Received : 29th June 1992

Applicant : Dan Kennedy

Development : 5 steel storage and general purpose warehouses.

Location : Old Lucan Road, Palmerstown.

Applicant : Dan Kennedy

App. Type : Additional Information

Date Recd : 29th June 1992

Dear Sir/Madam,

With reference to your planning application received here on 29.06.92 in connection with the above, I wish to inform you that:-  
In accordance with Section 26(4A) of the Local Government (Planning and Development) Act 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976 the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 30.09.92.

Yours faithfully,

PRINCIPAL OFFICER

Date : 29/8/92

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) 968059

24th August 1992.

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

RE: APPLICATION FOR STORAGE AND GENERAL PURPOSE WAREHOUSES AT OLD  
LUCAN ROAD, PALMERSTOWN, DUBLIN 20, FOR DAN KENNEDY, REG.  
REF. 91A/08G3.

Dear Sirs,

With reference to the above, on behalf of my client I wish to formally request an extension of time up to and including the 30th of September 1992, to allow further consideration of additional information that may be lodged in the very near future.

Yours sincerely,

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

Architecture / Project Management



**Paul O'Connell** B.Arch., M.R.I.A., Dip. Proj. Mngt.  
 118/120 Lr. Rathmines Rd., Dublin 6 Tel. (01) 965234 Fax. (01) 968059

FACSIMILE TRANSMISSION

TO: ROSE KENNY FROM: PAUL O'CONNELL  
Planning Dept. DATE: 24/8/92  
Dublin County Council TIME: \_\_\_\_\_  
 FAX NO: 724396 FAX NO: 968059

NUMBER OF PAGES SENT: 2  
 (including this one)

JOB REF: DAN KENNEDY; Reg. Ref. 91A/0803

MESSAGE:

*See following ---*

*Ref: Tel conversation with Mr. Mary Gavin  
 Planner on 21/8/92*

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

31st July 1992.

*Ural A.I. as per please  
call of 6/8/92*

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

*1.12.0*

RE: APPLICATION FOR STORAGE AND GENERAL PURPOSE WAREHOUSES AT OLD LUCAN ROAD, PALMERSTOWN, DUBLIN 20, FOR DAN KENNEDY, REG. REF. 91A/0803.

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. 2506-8A, DK/92/106/001 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 7640m<sup>2</sup>.  
(ii) The floor area of the proposed buildings under this application totals 504m<sup>2</sup>.  
(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 Mr. D. Kennedy totals 1188m<sup>2</sup>.
- .03 In my letter of the 23rd of June I 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 existing unit for the storage and manufacture of architectural steel. 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. An application for its retention 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 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 arrangements we would ask you to bear in mind that the total number of employee on site relating to existing and proposed units is likely to be low.
- .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.
- .08 With my letter to you dated the 23rd of June referred to above, I submitted a block plan indicating the housing to the east of the site. I refer to the content of my letter of the 23rd of June with my enclosures, showing the support of the occupants of nos. 4A and 5A Old Lucan Road, i.e. Mr. Liam Maguire and Mr. Frank Delamere, for the proposed location of the units as set out on the attached.

I have no knowledge of any change of mind by these residents concerning that support and would again comment that the commercial/industrial nature of the site, prior to the construction of those houses, for a substantially sized warehouse would have been known as it was granted under application reg. ref. 86A/1654. I would again suggest that the proposed arrangement on site is more suitable, as it locates the entrance doors and proposed parking to the units further away from the housing, than as was shown under the old Planning Permission.

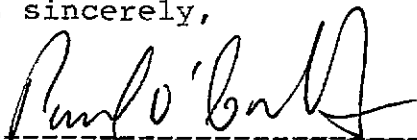
Other housing nearby is largely unaffected by the proposal and I have already stated Mr. Kennedy's intention to apply for permission for the construction of a single dwelling for his own use on that part of the site referred to as "G" on the attached. The proposed layout of the units shows car parking located further away from the housing than previously proposed.

- .09 I attach for your attention drawings showing the proposed rear elevations of the units.
- .10 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. Existing foul sewage discharges to the public sewer along the Old Lucan Road and is unaffected by this proposal. New foul sewage is proposed to discharge via a new pipe to the public sewer (300 diameter pipe) along the Old Lucan Road. Surface water is discharged to new and existing surface water drains, which connect to a drain, which I understand to have been taken in charge by the Local Authority and gathered into surface water manhole no. G-89.

I trust that my comments above and the attached answer fully the queries raised in your letter seeking additional information.

I would respectfully suggest that the proposal is reasonable considering the longstanding historical industrial nature of the site and I would ask you to favourably consider granting Planning Permission.

Yours sincerely,



---

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



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

24

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*

*5.00.*

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

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,

*P. P. Joseph O'Connell*  
-----  
Paul O'Connell. B. Arch., M.R.I.A.I.

Architecture / Project Management



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).

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 Delamere,  
5A Old Lucan Road,  
Palmerstown,  
Dublin 20.

Planning Department,  
Dublin County Council,  
Block 3,  
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 Delamere.

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.

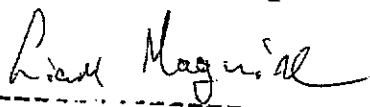
RE: APPLICATION BY DAN KENNEDY UNDER REG. REF. 91A/803 FOR 5 NO.  
STEEL STORAGE AND GENERAL PURPOSE WAREHOUSES ON SITE AT  
PALMERSTOWN, DUBLIN 20.

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.

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 Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Register Reference : 91A/0803

Date : 30th June 1992

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

Dear Sir/Madam,

DEVELOPMENT : 5 steel storage and general purpose warehouses.

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.



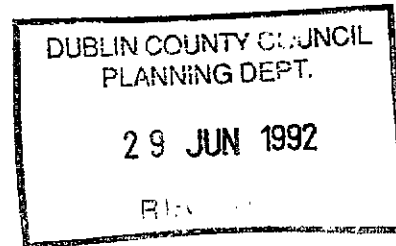
**Paul O'Connell**

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.

91A/803  
AI  
1.1.0.



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.

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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.



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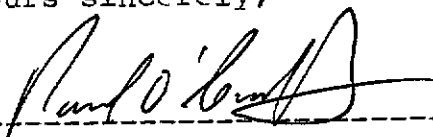
The attached drawing shows a car parking layout proposed for that part of the site fronting Asgard Windows, along the Old Lucan Road. Whilst the number of car parking spaces shown may not meet recommended development plan standards, I would point out that the number of employees in the existing and proposed 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.

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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.

**LOUIS MULLEN & CO.**  
*Surveyors*

*pa*

Louis J. Mullen, ACIOB.

Mullamore,  
Tallanstown,  
Dundalk,  
Co. Louth.

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

*V. Kelly*

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

*Re. minute → (P)*

Our Ref.

Your Ref. 91A-803

Date 07/1/92

**Re Proposed 5 steel storage and general  
purpose warehouses at Old Lucan Road,  
Palmerstown for Mr Dan Kennedy**

Dear Sirs,

We refer to the above and hereby consent to the use by Mr Paul O'Connell of all documents lodged by use in respect of the above application. This consent includes copying, altering and amending of same.

Yours sincerely,

*[Handwritten signature]*

LOUIS MULLEN & CO.

09 JAN 92

Copy of this letter given to Mr. N. Prendergast.

D. Kennedy,  
Steel Supplies Ltd.,  
41 The Coppice,  
Woodfarm Acres,  
Palmerstown,  
Dublin 20.

91A/0803


6 January 1992

RE: Proposed 5 steel storage and general purpose  
warehouses at Old Lucan Road, Palmerstown, for Dan  
Kennedy.

Dear Sir,

I refer to your letter of 24th December, 1991, in which you state your intention to submit "Additional Information after Christmas" and that Mr. Paul O'Connell will be dealing with the application instead of Louis Mullen and Co. You are advised that since the documentation already submitted is subject to copyright, it will not be possible for the Planning Authority to deal with Mr. O'Connell in respect of this application, unless L. Mullen and Co., consent in writing to this. Such consent if forthcoming, should be forwarded to the Planning Authority. In the absence of such consent, the application would have to be withdrawn by you or L. Mullen and Co. and resubmitted.

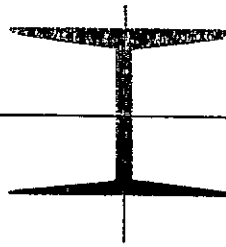
Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

**D. Kennedy**

**Steel Supplies Ltd.**

Office: 41 The Coppice, Woodfarm Acres,  
Palmerstown, Dublin 20. Tel: (01) 266520.

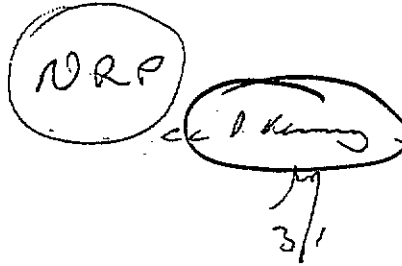


Your Ref:

Our Ref:

Date: 24-12-91

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey St.,  
Dublin 1.



Re:, Your Ref. 91A - 0803.

Re: Proposed 5 steel storage and general purpose  
warehouses at Old Lucan Road, Palmerstown for  
Dan Kennedy.

Dear Mr. Prendergast,

The "ADDITIONAL INFORMATION" regarding above which you  
require, will be forwarded to you immediately after the Christmas  
holidays.

I also wish to inform you that Louis Mullen & Co.,  
Mullamore, Tallanstown, Dundalk, Co. Louth. will no longer be  
handling the application for me. I have engaged Paul O'Connell  
to work on my behalf with regards to this.

02 JAN 92

Yours sincerely,

DANIEL KENNEDY.

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

91A-0803

25 November 1991

Re: Proposed 5 steel storage and general purpose  
warehouses at Old Lucan Road, Palmerstown for  
Dan Kennedy.

Dear Sir/Madam,

With reference to your planning application, received here on 15th May, 1991, 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, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant is requested to submit details of his entire land holding at this location.
2. Applicant is requested to submit full details of (i) the area of the proposed site, (ii) the floor area of the proposed building, and (iii) floor areas of all existing buildings on site.
3. From site inspection it was noted that the existing buildings are occupied by Dan Kennedy Steel Crete Plant and Asgard Windows. No planning permission exists for the use of this buildings 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 applicants control. It is noted that one of these portacabins is in office use. The applicant is requested (i) to clarify if 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.

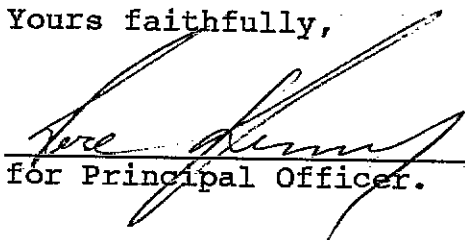
(Continued)

(Continued)

5. The applicant is requested to submit full details of the numbers of people currently employed at this site.
6. The applicant is requested to submit a car parking/circulation layout for the proposed site (and adjoining land in the applicants control). Such a layout should cater for all existing and proposed developments on site (including those the subject of current planning applications under Reg. Ref. No. 91A-0801 and 91A-0802).
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 submit a revised block plan of scale not less than 1:500 which identifies the existing house on the adjoining site to the east. It is considered that the proposed development because of its height and location might be visually dominant and would have an adverse impact on the amenities of residents at this location. The applicant is requested to submit any proposals he might have to reduce the impact of the proposed development. This may include (a) reduction in height (b) reduction in floor area/number of units and (c) relocation of the building on site.
9. The applicant is requested to submit detailed drawings identifying the rear elevation of the proposed units.
10. 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,

  
for Principal Officer.

**LOUIS MULLEN & CO.**  
*Surveyors*

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

Mullamore,  
Tallanstown,  
Dundalk,  
Co. Louth.

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

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

91A | 803

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und A.!

Our Ref. LM/

Your Ref. 91A/0803

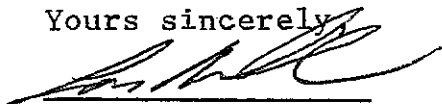
Date 27/09/91.

Re Dan Kennedy; Proposal for five  
steel storage and general purpose  
warehouses at Old Lucan Road,  
Palmerstown.

Dear Sirs,

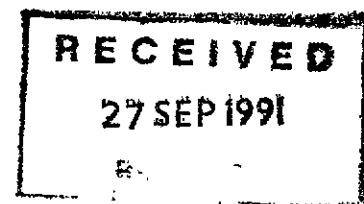
We refer to the above and further to this  
application, we now enclose drawings showing detailed layout  
of buildings on site. We confirm that the buildings respect  
the existing building line and we would be obliged if you  
would deal with this application as soon as possible.

Yours sincerely



LOUIS MULLEN & CO.

£1114.75



**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  
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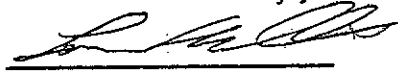
Our Ref. LM/3795 (Nos. 1-5)    Your Ref.    Date 15th May, 1991.

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

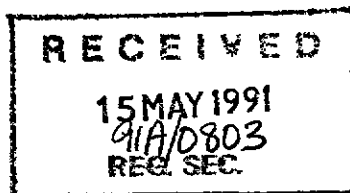
Dear Sirs,

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

Yours sincerely,



LOUIS MULLEN & CO.





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

Our Ref.: 91A/0803

11 July 1991

Re:           Erection of 5 steel storage and general purposes  
              warehouses 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.

RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY  DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

CASH   
CHEQUE   
M.O.   
B.L.   
I.T.

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the correct amount  
N. 39616

£ 1073.00

Received this 14<sup>th</sup> day of May 1991

from Louis Mullen & Co.  
Mullamore

the sum of one thousand and seventy three Pounds  
and Pence, being

planning application at old  
Rd. L...

Modreen Deane Cashier

S. CAREY  
Principal Officer

# AIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

None of this receipt is not an acknowledgement that the sum tendered is the prescribed contribution fee.

N<sup>o</sup> 50753  
Balance

€1114.75

27<sup>th</sup>

day of September 1997

received this from Daniel Kennedy

the sum of one thousand, one hundred & fourteen Pounds

seventy five of ££ on 91A/503 Pence, being balance

Maeleen Oe Cashier

S. CAREY Principal Officer  
Class 4