

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0257

Date Received : 28th February 1991

Applicant : Irish Biscuits Ltd

Appl. Type : OUTLINE PERMISSIO

Development : 5,772 sq. metres industrial/warehousing development on
3.9 acre site

LOCATION : Mayberry Road, Tallaght

O.S. REFS.

21/8

AREA REFERENCE

T A O 8 0 1

HISTORY

91A-132

86A-92

2A927

FEE CERTIFICATE NO.

FEE CLASS

MEASUREMENT
FOR FEES

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

CERTIFIED _____

GRADE _____

DATE _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0257.
DEVELOPMENT: 5,772 sq. m. industrial/warehousing development on 3.9 acre site.
LOCATION: Mayberry Road, Tallaght.
APPLICANT: Irish Biscuits Ltd.
DATE LODGED: 10.5.91.

This submission is additional information as requested by Dublin County Council on 25.4.91. The applicant was requested to provide additional information on three points, the first relating to possible vehicular-pedestrian conflict on the approach road to the 4 units.

Roads are satisfied with the proposal of a 1.5m footpath to elevate this possible hazard.

No Roads objection subject to:-

- 1) A financial contribution, in the sum of money equivalent to the value of £39,000.00 i.e. £10,000.00 per acre as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

MA/BMcC
25.6.91.



SIGNED: Michael Anthony

26-6-91

ENDORSED: E. J. O'Connell

1st July '91

P/3052/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	Contributions
Roads:	to be
S Sers:	assessed at
Open Space:	approved
Other:	stage
SECURITY:	
Bond / C.I.F.:	
Cash:	

Register Reference : 91A/0257 Date Received : 10th May 1991

Correspondence : Kiaran O'Malley & Co. Ltd,
Name and : St. Heliers,
Address : Stillorgan Park,
 Blackrock,
 Co. Dublin.

Development : 5,772 sq. metres industrial/warehousing development on
 3.9 acre site

Location : Mayberry Road, Tallaght

Applicant : Irish Biscuits Ltd

App. Type : Outline Permission

Zoning : E

MD.
(MD/AC)

Report of Dublin Planning Officer dated 27 June 1991.

This is an application for OUTLINE PERMISSION for industrial/warehousing development at a site of 3.9 acres site at Mayberry Road, Tallaght for Irish Biscuits Ltd.

The site is located in an area which is zoned with the objective 'E' in the 1983 County Development Plan "to provide for industrial and related uses".

The site has an irregular shape. A narrow strip links to Mayberry Road. This land is at present tarmacaded. A wider strip of land links to the Belgard Road. This is at present laid out as a pitch and putt course. The land is level with the land to the north of the site along the Belgard Road frontage however it is approx. 5ft. higher than the land of the existing Irish Biscuits Factory to the south of the site. The layout submitted shows 4 individual units and car parking along the length of the private access road. In the letter of application it is stated that these lands are surplus to the requirements of the Irish Biscuits factory. However there is no indication given of the extent of this factory or of the existing site coverage and plot ratio

The Roads Department report that, subject to revisions, they have no objection, subject to a contribution.

Sanitary Services Department report that services are available.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0257

Page No: 0002

Location: Mayberry Road, Tallaght

ADDITIONAL INFORMATION was requested from the applicant on 25.04.91, with regard to the following:

1. The proposed car parking arrangements are unsatisfactory and would cause vehicular/pedestrian conflict. Applicant is requested to submit proposals which would meet the requirements of the Planning Authority in this regard.
2. The applicant is requested to submit a layout plan which indicates the existing buildings on the land of the Irish Biscuits factory of which this site forms a part.
3. The applicant is requested to submit details in relation to site coverage, plot ratio and car parking on the existing Irish Biscuits site which excludes the site of the present application.

Additional information was submitted on 10 May 1991.

1. With regard to car parking arrangements a revised drawing has been submitted. This has been discussed with the Roads Department and provides the desired separation of vehicular traffic from pedestrian traffic.
2. A drawing has been submitted which indicates the existing buildings on the land of the applicants, Irish Biscuits Limited.
3. The site coverage measured as per Dublin County Council Development Plan 1983 is stated to be 43% with a plot ratio of 0.4 on the applicant's site.

This information satisfies the concern of the Planning Authority in relation to the site coverage and plot ratio of the existing site.

The Roads Department have not reported on this proposal to date. *Report dated 1/7/91 noted*

I recommend that a decision to GRANT OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (4) conditions:-

CONDITIONS / REASONS

- 01 That details relating to layout, siting, height, design and external

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0257

Page No: 0003

Location: Mayberry Road, Tallaght

appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

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

- 02 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to 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.

any application for approval shall include

- 03 That ~~details of the proposed landscaping and boundary treatment, be submitted to and agreed by the Planning Authority prior to the commencement of development on site.~~

- 04 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to Dublin County Council towards the cost of provision of traffic management 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.

- 04 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0257

Page No: 0004

Location: Mayberry Road, Tallaght

Endorsed:.....
for Principal Officer

Richard Connors
for Dublin Planning Officer 23.6.91

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT OUTLINE PERMISSION for the above proposal subject to the (4) conditions set out above is hereby made.

Dated : 5 July 1991
APPROVED OFFICER

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

Mary D.



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.
Your Ref.
Date 11.06.1991

RE/ Industrial Development - Mayberry Road, Tallaght. Reg. Ref. 91A/0257.

The Parks Department is concerned that any grant of permission for an industrial development at this location should take full account of the need to provide an adequate scheme of landscape works in association with the proposed development. This is of particular importance in terms of the overall improvement of the physical environment associated with Tallaght Village and its environs.

Handwritten signature

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.06.91
Time 3.15

DUBLIN COUNTY COUNCIL

REC. REF: 91A/0257.
 DEVELOPMENT: 5,772 sq. m. industrial/warehousing development on 3.9 acre site.
 LOCATION: Mayberry Road, Tallaght.
 APPLICANT: Irish Biscuits Ltd.
 DATE LODGED: 10.5.91.

This submission is additional information as requested by Dublin County Council on 25.4.91. The applicant was requested to provide additional information on three points, the first relating to possible vehicular-pedestrian conflict on the approach road to the 4 units.

Roads are satisfied with the proposal of a 1.5m footpath to elevate this possible hazard.

No Roads objection subject to:-

- 1) A financial contribution, in the sum of money equivalent to the value of £39,000.00 i.e. £10,000.00 per acre as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

MA/BMcC
25.6.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date **02.07.91**

Time..... **11:15**

SIGNED: Michael Arthur
26.6.91

ENDORSED: E. J. O'Brien
25th July '91

Mary D.



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.
Your Ref.
Date 11.06.1991

RE/ Industrial Development - Mayberry Road, Tallaght. Reg. Ref. 91A/0257.

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Handwritten signature

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.06.91
Time 3.15
.....

SS only

mD

Ⓟ

Register Reference : 91A/0257

Date : 13th March 1991

Development : 5,772 sq. metres industrial/warehousing development on 3.9 acre site

LOCATION : Mayberry Road, Tallaght

Applicant : Irish Biscuits Ltd

App. Type : OUTLINE PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 28th February 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL
- 2 APR 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
30 APR 1991
Returned *[Signature]*

Date received in sanitary services

FOUL SEWER

Available - levels permitting

SURFACE WATER

Available to 1050 mm s.w. sewer - levels permitting (not the 225mm sewer indicated by the applicant).

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30/4/91
Time 3 pm

*Rice
18/4/91*

A.F.B.B.L.

Register Reference : 91A/0257

Date : 13th March 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY. Available for road use 24 hour storage to be provided. Applicant to consult & agree water main layout & pt of connection to existing system with S.S.

Refer to C.F.D.

[Signature]
8/4/91
8/4/91

ENDORSED *[Signature]* DATE 22/4/91

SS only.

mD

Ⓢ

Register Reference : 91A/0257

Date : 13th March 1991

Development : 5,772 sq. metres industrial/warehousing development on 3.9 acre site.

LOCATION : Mayberry Road, Tallaght

Applicant : Irish Biscuits Ltd

App. Type : OUTLINE PERMISSION

Planning officer : M.DARLEY

Date Recd. : 28th February 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL
- 2 APR 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
30 APR 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Available - levels permitting

SURFACE WATER

*Available to 1050 mm s.w. sewer - levels permitting
(not the 225mm sewer indicated by the applicant).*

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *30/4/91*
Time *3 PM*

*Rice
18/4/'91*

A.F.B.B.L.

Register Reference : 91A/0257

Date : 13th March 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY. Available for road use 24 hour storage to be provided. Applicant to consult & agree water main layout & pt of connection to existing system with S.S.
Refer to C.F.D.

[Signature]
3/4/91
86419!

ENDORSED _____

DATE _____

[Signature] 22/4/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/257.
LOCATION: Mayberry Road, Tallaght.
APPLICANT: Irish Biscuits Ltd.
PROPOSAL: Industrial/warehousing Dev. MD
DATE LODGED: 28.2.91.

This application is for outline permission for industrial/warehousing development at Mayberry Road, Tallaght.

The development is basically composed of 4 units. Units 3 and 4 (approximately 1350m² requiring 40 spaces) propose access to the Belgard Road using existing Jacob's access. Units 1 and 2 (approximately 4440m² requiring 133 spaces) proposes access to Mayberry Road via a private access road. Ideally Roads Department would prefer use of the existing access directly north of units 1 and 2 but this option is not possible.

Roads Department consider the proposed access on Mayberry Road undesirable. While adequate sight distances exist, the close proximity of the access to the junction of Parkhill road and Mayberry, together with the heavy traffic flow Mayberry caters would make turning movements at this location hazardous. However, this option is preferable to an increase of use of the Belgard access. As such the proposal would be considered upon submission of an application for approval. More precise detailing of the access and an undertaking to set back the gates 15m from carriageway edge would be required. It should be noted also upon consideration for full approval that the scale of units 1 and 2 may have to be reduced for the following reasons:-

1. The parking spaces along the approach are road not practical in relation to pedestrians walking to units 1 and 2.
2. Circulation of traffic.
3. Turning movements of HGV's.

In principle, however, Roads have no objection.

Subject to a Contribution towards traffic management to be determined at time of approval/permission.

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC 1	
Date	24/4/91
Time	2:30

MA/BMcC
17.4.91.

SIGNED: Michael A. O'Brien

ENDORSED: E. Madden

DATE: _____

DATE: 17-4-'91

P/1720/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0257

Date Received : 28th February 1991

Correspondence : Kiaran O'Malley & Co. Ltd,
Name and : St. Heliers,
Address : Stillorgan Park,
Blackrock,
Co. Dublin.

Development : 5,772 sq. metres industrial/warehousing development on
3.9 acre site

Location : Mayberry Road, Tallaght

Applicant : Irish Biscuits Ltd.

App. Type : Outline Permission

Zoning : E

(MD/AC)

Report of Dublin Planning Officer dated 19 April, 1991.

<u>CONTRIBUTION:</u>
Standard: A/I
Roads:
S. Sers:
Open Space:
Other:
<u>SECURITY:</u>
Bond/C.I.F.:
Cash:

This is an application for OUTLINE PERMISSION for industrial/warehousing development at a site of 3.9 acres site at Mayberry Road, Tallaght for Irish Biscuits Ltd.

The site is located in an area which is zoned with the objective 'E' in the 1983 County Development Plan "to provide for industrial and related uses".

PLC
The site has an irregular shape. A narrow strip links to Mayberry Road. This land is at present tarmacadamed. A wider strip of land links to the Belgard Road. This is at present laid out as a pitch and putt course. The land is level with the land to the north of the site along the Belgard Road frontage however it is approx. 5ft. higher than the land of the existing Irish Biscuits Factory to the south of the site. The layout ~~is~~ submitted showing 4 individual units and car parking along the length of the private access road. In the letter of application it is stated that these lands are surplus to the requirements of the Irish Biscuits factory. However there is no indication given of the extent of this factory or of the existing site coverage and plot ratio.

The Roads Department report that they have no objection, subject to a contribution.

Sanitary Services Department report is not available.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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

- 01 The proposed car parking arrangements are unsatisfactory and would cause vehicular/pedestrian conflict. Applicant is ^{requested} to submit proposals which would meet the requirements of the Planning Authority *in this regard.*
- 02 The applicant is requested to submit a layout plan which indicates the existing buildings on the land of the Irish Biscuits factory of which this site forms a part.
- 03 The applicant is requested to submit details in relation to site coverage, plot ratio and car parking on the existing Irish Biscuits site which excludes the site of the present application.

Richard Cernius. SEP 11
for Dublin Planning Officer *24 4 91* Endorsed: *[Signature]*
for Principal Officer

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

Dated : *25 April 1991*
[Signature]
~~ASSISTANT CITY AND COUNTY MANAGER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8th April, 1991.

23rd

DUBLIN COUNTY COUNCIL

REG. REF: 91A/257.
 LOCATION: Mayberry Road, Tallaght.
 APPLICANT: Irish Biscuits Ltd.
 PROPOSAL: Industrial/warehousing Dev.
 DATE LODGED: 28.2.91.

MA

This application is for outline permission for industrial/warehousing development at Mayberry Road, Tallaght.

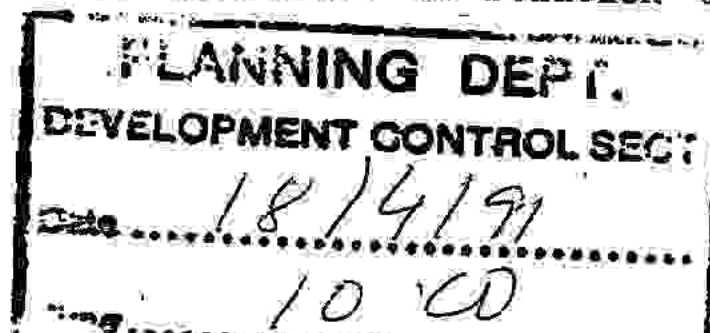
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Roads Department consider the proposed access on Mayberry Road undesirable. While adequate sight distances exist, the close proximity of the access to the junction of Parkhill road and Mayberry, together with the heavy traffic flow Mayberry caters would make turning movements at this location hazardous. However, this option is preferable to an increase of use of the Belgard access. As such the proposal would be considered upon submission of an application for approval. More precise detailing of the access and an undertaking to set back the gates 15m from carriageway edge would be required. It should be noted also upon consideration for full approval that the scale of units 1 and 2 may have to be reduced for the following reasons:-

1. The parking spaces along the approach are road not practical in relation to pedestrians walking to units 1 and 2.
2. Circulation of traffic.
3. Turning movements of HGV's.

In principle, however, Roads have no objection.

Subject to a Contribution towards traffic management to be determined at time of approval/permission.



MA/BMcC
 17.4.91.

SIGNED: Michael A. O'Brien

ENDORSED: E. Madden

DATE: _____

DATE: 17-4-91



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

NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 3052 /91 Date of Decision : 5th July 1991

Register Reference : 91A/0257 Date Received : 10th May 1991

Applicant : Irish Biscuits Ltd

Development : 5,772 sq. metres industrial/warehousing development on
3.9-acre site

Location : Mayberry Road, Tallaght

Time Extension(s) up to and including :

Additional Information Requested/Received : 250491//100591

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 OUTLINE PERMISSION in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...⁴...ATTACHED.

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

Date: ... 5/7/91

Kieran O'Malley & Co. Ltd,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

NOTES

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

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

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

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

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of 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 of £50 (fifty pounds)

(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 of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Reg.Ref. 91A/0257
Decision Order No. P/ 3052 /91
Page No: 0002



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

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

01 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

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

02 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to 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.

03 That any application for approval shall include details of the proposed landscaping and boundary treatment.

REASON: In the interest of visual amenity.

04 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to Dublin County Council towards the cost of provision of traffic management 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.

04 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.

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:-

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Lower Abbey Street,
Dublin 1.

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

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of 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 of £50 (fifty pounds)

(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 of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

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/0257

Date : 13th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : 5,772 sq. metres industrial/warehousing development on
3.9 acre site

LOCATION : Mayberry Road, Tallaght

APPLICANT : Irish Biscuits Ltd

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received
on 10th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Kiaran O'Malley & Co. Ltd,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

Kieran O'Malley & Co Ltd

Kieran O'Malley and Co. Ltd.,
Civil Engineering and
Town Planning Consultants,
Saint Heliers,
Saint Heliers Copse,
Stillorgan Park,
Blackrock, Co. Dublin.

DIRECTORS: KIARAN O'MALLEY BE CEng FIEI AMIHT MICE MRTPI MIPI MConsEI, MARIE O'MALLEY

(01) 832077/832092

Fax: (01) 832092

10th May 1991

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

(Reg. Ref. 91A/0257)

91A/0257

1.8.0

A.1

Re: Proposed 5,772 sq.m. industrial/warehousing development on
3.9 acre site at Mayberry Road, Tallaght, for Irish Biscuits Ltd.
(ADDITIONAL INFORMATION)

Dear Sir,

I refer to your letter dated 25th April 1991 (copy enclosed) requesting further information in connection with the above application, and reply as follows:

1. Drawing No. 1A (enclosed) shows a 1.5m. wide footpath (coloured yellow) as discussed and agreed with Eoghan Madden, Roads Department, 7th May 1991. This additional footpath will have the desired effect of separating vehicular traffic from pedestrian through the site of application.
2. Drawing No.2 (enclosed) indicates the existing buildings on the land of the applicants, Irish Biscuits Ltd., as requested.
3. Based upon the method of calculation detailed on Pages 129-131 of the Dublin County Development Plan 1983, and measured off 1:1000 O.S. plan, the Site Coverage is 43% and the Plot Ratio is 0.4 on the applicant's site, which excludes the site of the present application. As requested, Car Parking on the existing site is indicated on Drawing No.2.

Yours faithfully,

Edna Lunde.
pp Kieran O'Malley & Co. Ltd.
KOM:ef. encls.



Registered in
The Republic of Ireland
No. 120355
VAT No. 4813574T



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

Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

Reg. Ref. No. 91A/0257

25 April 1991

Re: Proposed 5,772 sq.m. industrial/warehousing development on
3.9 acre site at Mayberry Road, Tallaght for Irish Biscuits Ltd.

Dear Sir,

With reference to your outline planning application, received here on 28 February, 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. The proposed car parking arrangements are unsatisfactory and would cause vehicular/pedestrian conflict. Applicant is requested to submit proposals which would meet the requirements of the Planning Authority in this regard.
2. The applicant is requested to submit a layout plan which indicates the existing buildings on the land of the Irish Biscuits factory of which this site forms a part.
3. The applicant is requested to submit details in relation to site coverage, plot ratio and car parking on the existing Irish Biscuits site which excludes the site of the present application.

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

Yours faithfully,


for Principal Officer.

Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

Reg. Ref. No. 91A/0257

25 April 1991

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

Yours faithfully,


for Principal Officer.

Kieran O'Malley & Co Ltd

Kieran O'Malley and Co. Ltd,
Civil Engineering and
Town Planning Consultants,
Saint Heliers,
Saint Heliers Copse,
Stillogan Park,
Blackrock, Co. Dublin.

DIRECTORS: KIARAN O'MALLEY BE CEing FIEI AMIIT MJCE MRTPI MIPI MConsEI, MARIE O'MALLEY

(01) 832077/832092

Fax: (01) 832092

23rd April 1991

Mr. Al Smith,
Principal Officer,
Dublin Planning Office,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
DUBLIN 1.

25 APR 91

25 APR 91

Re: Application Reg. Ref. 91A/0257 - (DECISION DUE 26.4.1991).

Dear Mr. Smith,

I understand that Roads Department raised some queries/points about parking arrangements and pedestrian access.

While I am not certain of the precise issues, Roads may have overlooked that it's an OUTLINE APPLICATION and that CONDITIONS could be imposed to give effect to their requirements.

To inform the Planning Authority of our client's general development intentions we filed a reasonably detailed Outline rather than just doing the statutory minimum.

We'd be most obliged if you could attach appropriate Conditions rather than delay matters by requesting additional information. Indeed even Conditions are unnecessary since a subsequent APPROVAL must be obtained.

Yours sincerely,

Edna Jordan

pp.

Kieran O'Malley.
Kieran O'Malley & Co. Ltd.

91A/0257

1-0-0

Hand A.1

Registered in
The Republic of Ireland
No. 120355
VAT No. 4813574T

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/0257

Date : 28th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : 5,772 sq. metres industrial/warehousing development on
3.9 acre site

LOCATION : Mayberry Road, Tallaght

APPLICANT : Irish Biscuits Ltd

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received
on 28th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Kiaran O'Malley & Co. Ltd,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.



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

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building MAYBERRY ROAD,
(If none, give description sufficient to identify) TALLAGHT, CO. DUBLIN.

BYE LAW APPLICATION

3. Name of applicant (Principal not Agent) Irish Biscuits Ltd.,
Address Belgard Road, Tallaght, Dublin 24. Tel. No. _____

REG. NO. N/A

4. Name and address of Kieran O'Malley & Co.Ltd., St. Heliers, Stillorgan Park,
person or firm responsible for preparation of drawings Blackrock, Co. Dublin. Tel. No. 83 20 77

5. Name and address to which notifications should be sent Kieran O'Malley & Co.Ltd.,
St. Heliers, Stillorgan Park, Blackrock, Co. Dublin.

6. Brief description of proposed development Industrial/Warehousing development

7. Method of drainage Mains 8. Source of Water Supply Mains

8. 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. N/A

CO. DUBLIN Application for outline permission for 5,772 sq. metres industrial/warehousing development on 3.9 acre site at Mayberry Road, Tallaght for Irish Biscuits Ltd.

(b) Proposed use of each floor N/A

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

11.(a) Area of Site Approx. 3.9 acres

(b) Floor area of proposed development _____

(c) Floor area of buildings proposed to be retained within site _____

RECEIVED NO. 7500 DATE 28/2
5772 34025 Sq. m.

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

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

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

15.List of documents enclosed with application.
(a) 4 copies Drg. 90/10/706/1
(b) 4 copies Letter of application dated 27.2.1991.
(c) Application fee cheque for £7,500.
(d) Copy letter of 14.8.72 to Mr. John Prendergast.
(e) Copy newspaper Advert (Irish Press 19.2.1991).

16.Gross floor space of proposed development (See back) 5772 Sq. m.

No of dwellings proposed (if any) NONE Class(es) of Development 4

Fee Payable £7,500.00 Basis of Calculation 5772x£1.75x0.75 : £7500 (MAX. fee)
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Kieran O'Malley Date 27th February 1991
Kieran O'Malley & Co.Ltd.

Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/0257 3,800

Amount Received £ 21-8

Receipt No _____

Date _____

RECEIVED
28 FEB 1991
REG. SEC.

Irish Press
19/2/91

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 Sales 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 structure 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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

REC

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

LT.

46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
incurred is the prescribed application
fee. N. 34025

£7,500.00

Received this

28th

day of

February

1991

from

Leah Piscuits Ltd,
Belgard Rd,
Tallaght

the sum of

seven thousand = five hundred

Pounds

Pence, being

for for

plc application at Mayberry Rd,
Tallaght

M. Carey

Dr

Cashier

S. CAREY
Principal Officer

Class 4

Kieran O'Malley & Co Ltd

Kieran O'Malley and Co. Ltd,
Civil Engineering and
Town Planning Consultants,
Saint Heliers,
Stillorgan Park,
Blackrock, Co. Dublin.

DIRECTORS: KIARAN O'MALLEY BE CE Eng FIEI AMIHT MICE MRTPI MIPI MConsEI, MARIE O'MALLEY

(01) 832077/832092

27th February 1991

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

28 FEB 91

28 FEB 1991

REG NO. ...
APPLICATION TYPE O/P/AI/JF
No L S S

Re: Proposed industrial/warehousing development at Mayberry Road, Tallaght,
for Irish Biscuits Limited.

Dear Sir,

On behalf of our clients, Irish Biscuits Limited, the owners of this property, hereby apply for Outline Planning Permission for this development on a 3.9 acre site with access at Mayberry Road.

Our clients are satisfied that the lands are surplus to their own future requirements so it is proposed to obtain Outline Planning Permission for it for the purpose of disposing of it for development by others.

The land has frontage to Belgard Road. However, in discussions with Mr. Eoghan Madden of the Roads Department it was evident that the County Engineer would not welcome another new access to Belgard Road, which is why access is proposed to Mayberry Road. Access is not available to us to Mayberry Road through the existing industrial development at the junction of Mayberry Road and Belgard Road, to the North of the site. The proposed site access will be a private one with, at Mr. Madden's suggestion, a suitably designed recessed private gateway to distinguish the entrance clearly from a public street intersection.

The lands are zoned Industrial in the 1983 County Development Plan.

This application is for Outline Permission only so it may be that the indicated Sketch Layout will have to be modified by the ultimate developer of the lands. The same building line as that of the property immediately adjoining to the North is observed.

As the width of the site close to Mayberry Road is too narrow to build on, it is to be used for access, parking and landscaping purposes only.

Naturally all urban services are available. Suggested connections to the foul sewer, surface water sewer and watermain are indicated on the plan. If the Planning Authority prefers other servicing arrangements these can be made the subject of appropriate Conditions in this Outline application.

Car parking to the 1983 County Plan standards of 3 spaces per 100 sq. metres gross floor area is provided.

.../2

Registered in
The Republic of Ireland
No. 120355
VAI No. 4813574T

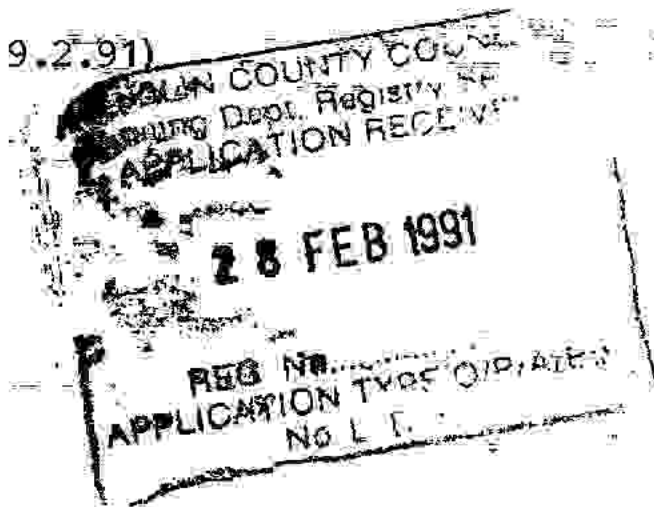
Section 26 development levies have been paid for our clients' entire 49 acre holding at Tallaght. I enclose herewith a copy of a letter of 14th August 1972 to Mr. John Prendergast, which sets out the amounts and when the various payments have been made. Presumably no further charges arise in this instance.

The following documents are enclosed in support of this application:

- (a) 4 copies Drg. No. 90/10/706/1.
- (b) 4 copies planning application letter dated 27.2.1991
- (c) 4 copies completed planning application form.
- (d) Application fee cheque in the amount of £7,500.00
- (e) Copy of letter of 14.8.1972 to Mr. John Prendergast.
- (f) Copy of newspaper advertisement (Irish Press 19.2.91)

Yours faithfully,

Kieran O'Malley
Kieran O'Malley & Co. Ltd.
KOM:ef. encls.



Mr. J. B. Lawless

DELA/MM.

14th August 1971.

Mr. John Prendergast,
Planning Officer,
Dublin Co. Council,
46 Dame Street,
Dublin 2.

DUBLIN COUNTY COUNCIL
Planning Dept Registry
APPLICATION RECEIVED

28 FEB 1991

Re: Development Charge. Your Ref: CH.354

REG NO
APPLICATION TYPE O/P/A/BB.
NO L D S

Dear Mr. Prendergast,

Further to my meeting with you and Mr. D. Carter on 24th July, I have sought and obtained approval from our Board for the payment of the development charge as originally set out in your Planning Permission of April, 1970, on the total site of 49 acres, at the rate of £375 per acre, or a total development charge of £18,375.

As we have already paid you £10,500 in August 1970, we now enclose our cheque for the balance of £7,875.

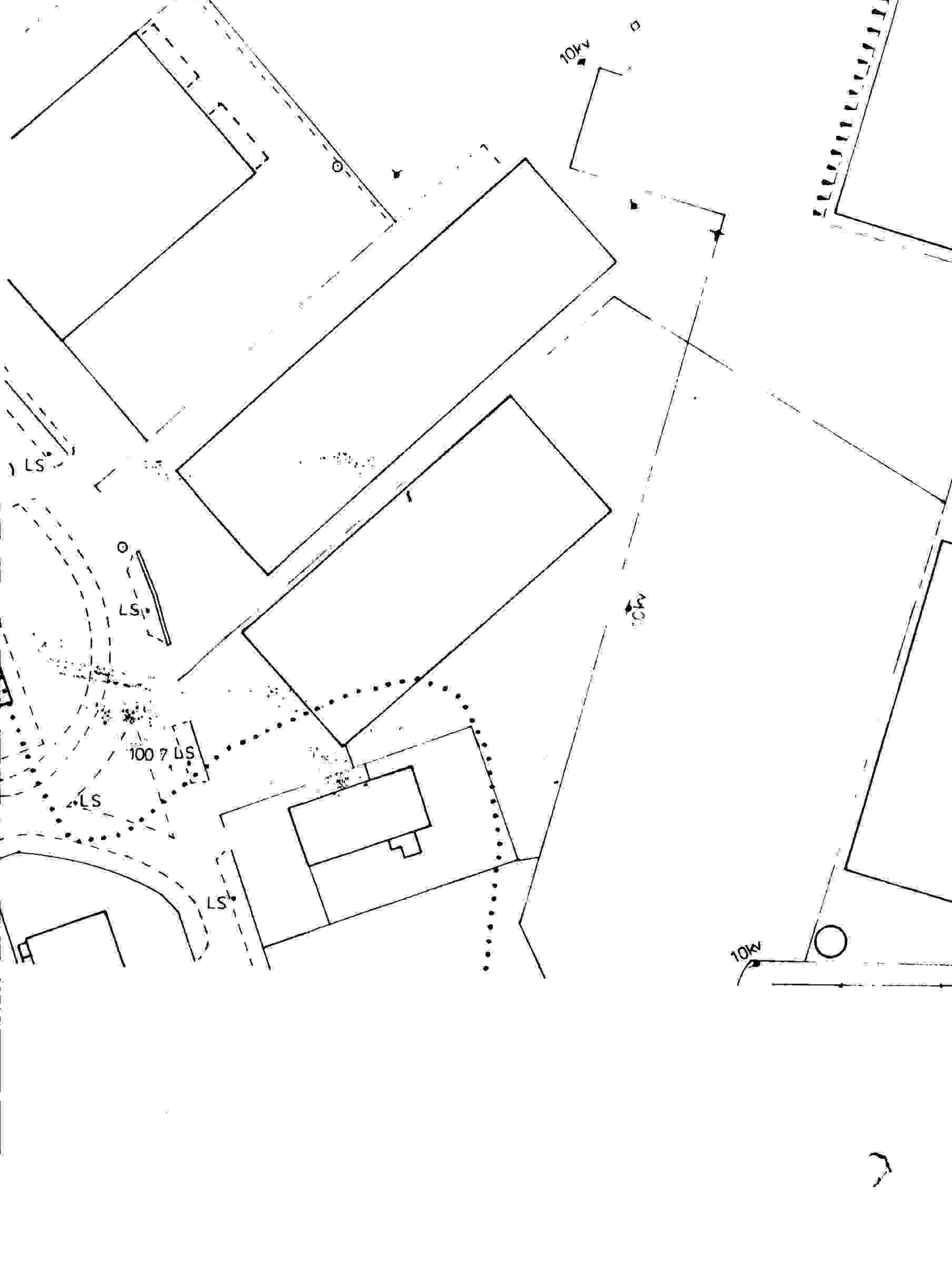
We understand that due regard would be given to the payment of this development charge when compensation is being determined by the Co. Council for the purchase of any of our 49 acres required for road widening, road improvement, or new roads.

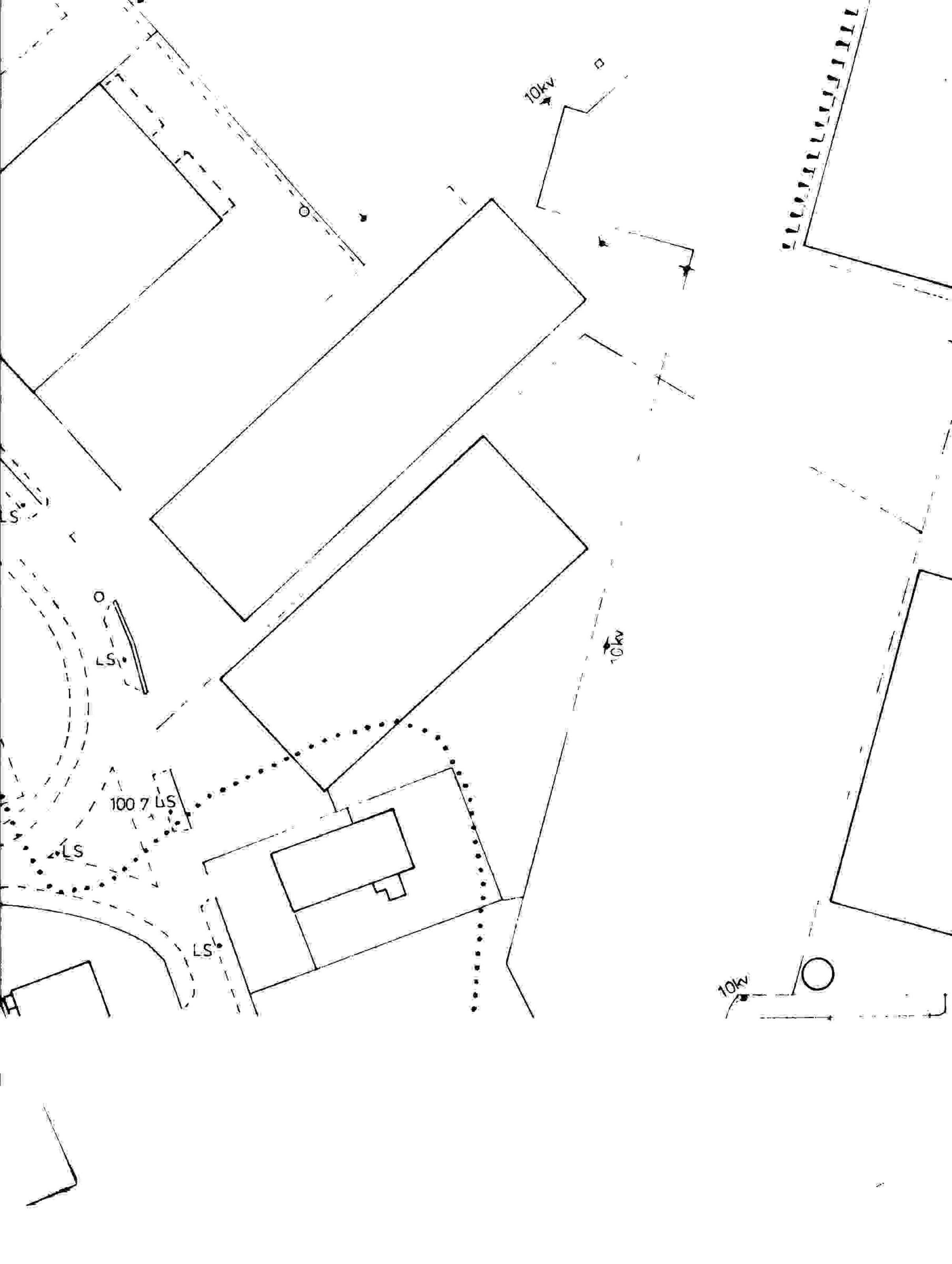
Yours sincerely,

D.H.L. BRADLEY
RESEARCH & DEVELOPMENT MANAGER.

COPY

695242





BEL

SHEET
2500
2500

APPLICANTS OTHER LANDS
- OUTLINED BLUE.



BUILDING LINE TO
BELGARD ROAD

OFF-
PART

BUILDING LINE TO
AIRTON ROAD

