

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/265

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE: 5.00 ac.

FLOOR AREA OF PRESENT PROPOSAL: 13462 sq ft

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P7 /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

[Handwritten signature and date]
6/3/91

DEVELOPMENT CONTROL ASSISTANT GRADE

STD : 1.4 acres x 3,000 = 24,200
(Water only)

i.e. applicant originally paid
standard contribution on

3.6 acres of this site
(see H 157 + CN 2101)

(5 - 3.6 = 1.4)

[Handwritten signature]

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0265

Date Received : 28th February 1991

Applicant : Goodwins Lucan Ltd.

Appl.Type : PERMISSION

Development : Light industrial building

LOCATION : Adamstown, Lucan.

O.S.REFS.

17/14			
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AREA REFERENCE

W	T	0	S	1	0
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HISTORY

See Reg map			

FEES CERTIFICATE NO. _____

FEE CLASS

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MEASUREMENT FOR FEES

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SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

P. C. O'Grady Associates,
Architects,
4, Cecilia Street,
Dublin 2.

Reg. Ref.	91A-0265
Appl. Rec'd:	28.02.1991
Floor Area:	1,252 sq. m.
Site Area:	c. 5 acres.
Zoning:	B

CONTRIBUTION:
Standard: $\frac{1}{2}$ 4200
Roads:
S. Sers:
Open Space:
Other:
SECURITY:
Bond/C.I.F.:

A. 1. Dec. 26. 6. 91. *ME*

Report of the Dublin Planning Officer, dated 19 August 1991.

This is an application for PERMISSION for a light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

The proposed site which has an (stated) area of 5 acres is located to the west of the Adamstown Road and to the north of the Royal Canal.

The site location map includes the existing filling station/shop at Adamstown Road within the curtilage of the site. This is omitted from the site layout map which outlines the remainder of the site in red.

Access is from the south east corner of the site.

The current proposal is for a 1,250 sq. m. light industrial building to be located to the west of the existing site.

There have been a number of planning applications relating to the site.

Reg. Ref. No. H157 refers to a 1976 grant of permission (granted on appeal) for 5 no. storage and machine sheds (total floor area 30,000 sq. ft.) at this location.

Reg. Ref. No. XA 1554 refers to a 1982 grant of permission for an extension to existing storage and machine shed (unit No. 3) at Adamstown, Lucan for W. J. Goodwin.

Reg. Ref. No. ZA 1301 refers to a 1985 grant of permission for an extension to an existing warehouse at (unit no. 1) Adamstown, Lucan for Goodwins Lucan Ltd. This extension was to be built in lieu of previously approved unit no. 2.

Reg. Ref. No. 86A-1168 refers to a 1986 grant of permission for a security boundary wall at this site for Goodwins Lucan Ltd. (file unavailable).

Reg. Ref. No. 88A-1177 refers to a 1988 grant of permission for an extension to an existing warehouse (no. 4) at the current site for Goodwins Lucan Ltd.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

(Continued)

Reg. Ref. No. 89A-1495 refers to a grant of permission for a timber storage shed (roofing over units 3 and 4) at Adamstown Lucan for Goodwins Lucan Ltd.

The existing site is effectively divided in two. Units nos. 1-3 are located at the eastern portion of the site, which is separated from the remainder of the site by an existing palisade fence. This eastern portion is used by the Goodwin operation. Units 1/2 are used for wholesale/retail showrooms. The planning register has been checked and this use appears to be unauthorised. Unit. No. 3 is used for storage. The area to the front of units 1 and 2 is used for car parking. The remainder of the forecourt area to the front of Unit No. 3 is used for the storage of building materials. This area was originally intended for car parking and its use for storage purposes is unauthorised.

The balance of the site comprises unit No. 4 and the site of the current proposal. Signage at unit No. 4 refers to a number of different occupants, i.e. Leixlip Aluminium (Aluminium window Manufacturers), Rye Valley Windows and Kwik Strip Furniture Restorers. There is no reference on the planning register of any grants of permission relating to these uses.

The current proposal provides for a light industrial building of 1,252 sq. m. to be used for light manufacturing and/or storage and warehousing associated with the building industry to which Goodwins are builders providers.

Existing building on site comprises 2,633 sq. m. in all. The proposed development would involve doubling the area of the previously approved storage unit No. 5 (i.e. 550 sq. m.). A total of 29 no. car parking spaces are identified on the western portion of the site to serve units 4 and 5. Access is proposed via slip road along the southern boundary of the site.

Roads Department report notes that the proposed industrial unit is over double the size of the previously approved fifth unit. Report states that the 29 no. car spaces proposed are inadequate and notes that 62 no. car spaces would be required to serve the eastern portion of the now divided site (25 to serve unit 4 and 37 to serve unit 5).

It is noted that the original grant of permission under Reg. Ref. No. H157 identified an area of car parking to the front of the 5 units although precise numbers of car spaces were not indicated. This was considered adequate in subsequent grants of permission for extensions to the various stores. In this instance it is considered that current

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

(Continued)

development plan standards should be adhered to - the site has been effectively divided in two, new light industrial/manufacturing uses have been/are proposed to be introduced. In addition the proposed new unit will be double the size of that previously approved.

It is also noted that no provision has been made for lorry/truck parking or loading.

The following ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The site location map submitted includes the adjoining petrol filling station within the site of the current application. This is excluded from the site layout map which outlines the site in red. The applicant is requested to submit a revised site location map properly identifying the proposed site outlined in red.
2. From a site inspection it was noted that unit 1 is being used for retail sales for Goodwins Builders providers business, unit No. 4 is occupied by manufactures of aluminium doors and windows and a furniture restoration business. The applicant is requested to clarify whether planning permission has been sought and/or granted for these uses. If not, the applicant is requested to indicate how and when he proposes to rectify the situation.
3. The applicant has stated that the proposed industrial unit is to be used for a light industrial and/or warehouse use associated with building industry. The applicant is requested to submit details of the numbers of people likely to be employed at this unit.
4. Lodged plans indicate a total of 29 no. car parking spaces on the western portion of the site to serve units 4 and 5. This is considered inadequate. A total of 62 no. car spaces would be required to serve units 4 and 5 to meet current Development Plan Standards (25 no. to serve unit no. 4 and 37 no. to serve unit No. 5). The applicant is requested to submit revised proposals to provide for car parking in accordance with the requirements of the County Development Plan, 1983. In addition, the applicant is requested to submit revised drawings providing for loading and lorry/truck parking to facilitate units 4 and 5.
5. Lodged plans indicate drainage by means of existing septic tank. The applicant is requested to submit details regarding the suitability of this septic tank to cater for the proposed development.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

6. From site inspection it was noted that the forecourt area to the front of Unit No. 3 is used for the storage of building materials. This use is unauthorised. The applicant is requested to submit revised proposal providing for a car parking/landscaped area at this location.
7. Condition No. 10 of previous grant of permission under Reg. Ref. No. 89A-1495 (Timber storage shed) provided that 1 no. sign be permitted at the road frontage to the site. Details to be agreed with planning authority prior to commencement of development on site. These details have not been submitted. From site inspection it was noted that there are 2 no. large signs at the entrance. The applicant is requested to submit details providing for 1 no. sign at the entrance to serve the entire development.

In Additional Information received on 21st June, 1991 the area of the site has been amended and now excludes the garage operation at the front.

The applicant does not know who will occupy the units at this time.

Details of a revised sign have been submitted and the applicant proposes the removal all other signs.

This site operates like a typical builders provides with material etc. located at random. The redeeming feature is that it is a backland site and is largely not visible from the public road. The applicant has not increased the car parking capacity, but there is space available for an increase in car parking.

Details of 10 directional signs located at A and B and referred to in public information. The net amount of these signs is 10.
The site is located in an area zoned "to protect and provide for the development of agriculture" in the Development Plan.

Having regard to the earlier permission for a unit of a floor area of 550 sq. metres approximately, it is considered that it would be reasonable to grant a permission for an enlargement of approximately 50% in lieu of the location of the unit. This can be achieved by the omission of that part of the structure in front of the building line formed by the adjoining structures.

Public water supply proposed.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, ^{as amended by conditions not lodged 26/6/91} save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.</p> <p>4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> <p>6. That no industrial effluent be permitted without prior approval from Planning Authority.</p> <p>7. That a financial contribution in the sum of £4200— 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.</p> | <p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. In the interest of health.</p> <p>4. In the interest of safety and the avoidance of fire hazard.</p> <p>5. In order to comply with the Sanitary Services Acts 1878-1964.</p> <p>6. In the interest of health.</p> <p>7. 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.</p> |
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8. This decision ^{relates} ~~applies~~ to Unit 5 only.
 as amended by condition 9 of Resolution.

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

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COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

9. That the floor area of the proposed development to be reduced by 360 sq. metres by the omission of that part of the structure in front of the front building line established by the adjoining units. The resultant area to be left free of development and to be made available for off-street car parking, circulation etc.

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

10. That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

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


11. That a maximum of one advertising sign be permitted along the road frontage. All other road frontage signs to be removed from the site prior to occupation of any part of the proposed unit and these signs to be removed prior to the construction of the proposed new advertising sign.

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

12. That the existing boundary treatment to be maintained and reinforced by new planting, when and where necessary. Details to be agreed with the Planning Authority prior to occupation of any part of the proposed unit.
(KR/BB)

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

Endorsed: 
for Principal Officer


For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (12) conditions set out above is hereby made.

Dated: August, 1991.


Approved Officer

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6th August, 1991.

DUBLIN COUNTY COUNCIL

REG. - REF: 91A/265.

LOCATION: Adamstown, Lucan.

APPLICANT: Goodwins Lucan Ltd.

PROPOSAL: Light industrial building.

DATE LODGED: 28.2.91.

This application is for full permission for light industrial building at Adamstown, Lucan.

The proposed industrial unit of 1250m² in the area is over double the size of the original approved fifth unit as detailed in application Reg. Ref: H.157.

Units 1 to 3 totalling an area of approximately 1,808m² requiring a car parking quota of 54 spaces is separated from unit 4 and the proposed unit 5 by a chain link fence.

Consequently the number of spaces required by unit 4 (25) and the proposed unit 5 (37) must be provided to the east of the fence. The applicant proposes 29 spaces which is inadequate.

Roads Department require additional information as to how the applicant proposes to provide adequate parking for the proposed unit in accordance with Development Plan parking standards of 1982.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 15.4.91
 Time 5.00

NA/BMG
15.4.91

SIGNED: _____

ENDORSED: Y.B. Kirk

DATE: _____

DATE: 15/4/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 2/5/91
Time 12.30 Date : 12th March 1991

Register Reference: 91A/0265

Development : Light industrial building

LOCATION : Adamstown, Lucan.

DUBLIN COUNTY COUNCIL

Applicant : Goodwins Lucan Ltd.

4 APR 1991

App. Type : PERMISSION

Planning Officer : M.GALVIN

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,

PRINCIPAL OFFICER

Additional Information required re.

- ① Provision of sanitary accommodation for workers employed in the proposed unit
- ② Provision of drinking water facilities for staff. The supply to be taken direct from the incoming main and not fed through hot water tanks.
- ③ The proposed number of workers to be employed
- ④ The size and capacity of the existing septic tank and the number of persons served by it.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

for John O'Reilly S.G.H.O.
20/4/91

30

Register Reference : 91A/0265

Date : 3rd July 1991

Development : Light industrial building

LOCATION : Adamstown, Lucan.

Applicant : Goodwins Lucan Ltd.

App. Type : Additional Information

Planning Officer : M.GALVIN

Date Recd. : 26th June 1991

DUBLIN COUNTY COUNCIL
31 JUL 1991
ENVIRONMENTAL HEALTH
OFFICERS

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

DEVELOPMENT
14 AUG 1991
CONTROL

Yours faithfully,

Paul Galvin

FOR PRINCIPAL OFFICER

I refer to our report dated 26/4/91.

Items 1, 2 & 4, are still outstanding.

Jackie Kelly
EHO 9/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20.08.91
Time 9.00

John Healy
9/8/91

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

WJH

DUBLIN COUNTY COUNCIL

REG. REF: 91A/265.
LOCATION: Adamstown, Lucan.
APPLICANT: Goodwins Lucan Ltd. *MG*
PROPOSAL: Light industrial building.
DATE LODGED: 28.2.91.

This application is for full permission for light industrial building at Adamstown, Lucan.

The proposed industrial unit of 1250m² in the area is over double the size of the original approved fifth unit as detailed in application Reg. Ref: H.157.

Units 1 to 3 totalling an area of approximately 1,808m² requiring a car parking quota of 54 spaces is separated from unit 4 and the proposed unit 5 by a chain link fence.

Consequently the number of spaces required by unit 4 (25) and the proposed unit 5 (37) must be provided to the east of the fence. The applicant proposes 29 spaces which is inadequate.

Roads Department require additional information as to how the applicant proposes to provide adequate parking for the proposed unit in accordance with Development Plan parking standards of 1983.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.4.91
Time 2.30

MA/BMcC
15.4.91.

SIGNED: _____

ENDORSED: *Y.B. Kirk* _____

DATE: _____

DATE: *15/4/91* _____

SS + CMO.

mg

ⓑ

Register Reference : 91A/0265

Date : 12th March 1991

Development : Light industrial building

LOCATION : Adamstown, Lucan.

Applicant : Goodwins Lucan Ltd.

App. Type : PERMISSION

Planning Officer : M.GALVIN

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
 22 MAR 1991
 SAN SERVICES

DUBLIN Co. COUNCIL
 SANITARY SERVICES
 23 APR 1991
 PRINCIPAL OFFICER
 Returned. *JG*

Date received in Sanitary Services

FOUL SEWER

Septic Tank proposed - refer to E.H.B.

SURFACE WATER

Available as indicated.

PLANNING DEPT.
 DEVELOPMENT CONTROL

Date *26/4/91*

Time *2 pm*

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

J. Rice
17/4/91

A.F.B.B.L.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan
for Goodwins Lucan Ltd.

P. C. O'Grady Associates,
Architects,
4, Cecilia Street,
Dublin 2.

Reg. Ref.	91A-0265
Appl. Rec'd:	28.02.1991
Floor Area:	1,252 sq. m.
Site Area:	c. 5 acres.
Zoning:	B

Report of the Dublin Planning Officer, dated 22 April 1991

This is an application for PERMISSION for a light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

The proposed site which has an (stated) area of 5 acres is located to the west of the Adamstown Road and to the north of the Royal Canal ~~at~~ the ~~100th~~ bank.

The site location map includes the existing filling station/shop at Adamstown Road within the curtilage of the site. This is omitted from the site layout map which outlines also the remainder of the site in red.

Access is from the south east corner of the site.

The current proposal is for a 1,250 sq. m. light industrial building to be located to the west of the existing site.

There have been a number of planning applications relating to the site.

Reg. Ref. No. H157 refers to a 1976 grant of permission (granted on appeal) for 5 no. storage and machine sheds (total floor area ~~30,000~~ sq. ft.) at this location.

Reg. Ref. No. XA 1554 refers to a 1982 grant of permission for an extension to existing storage and machine shed (unit No. 3) at Adamstown, Lucan for W. J. Goodwin.

Reg. Ref. No. ZA 1301 refers to a 1985 grant of permission for an extension to an existing warehouse at (unit no. 1) Adamstown, Lucan for Goodwins Lucan Ltd. This extension was to be built in lieu of previously approved unit no. 2.

Reg. Ref. No. 86A-1168 refers to a 1986 grant of permission ^{for} a security boundary wall at this site for Goodwins Lucan Ltd. (file unavailable).

Reg. Ref. No. 88A-1177 refers to a 1988 grant of permission for an extension to an existing warehouse (no. 4) at the current site for Goodwins Lucan Ltd.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

(Continued)

Reg. Ref. No. 89A-1495 refers to a grant of permission for a timber storage shed (roofing over units 3 and 4) at Adamstown, Lucan for Goodwins Lucan Ltd.

The existing site is effectively divided in two. Units nos. 1-3 are located at the eastern portion of the site, which is separated from the remainder of the site by an existing palisade fence. This eastern portion is used by the Goodwin operation. Units 1/2 are used for wholesale/retail showrooms. The planning register has been checked and this use appears to be unauthorised. Unit No. 3 is used for storage. The area to the front of units 1 and 2 is used for car parking. The remainder of the forecourt area to the front of Unit No. 3 is used for the storage of building materials. This area was originally intended for car parking and its use for storage purposes is unauthorised.

The balance of the site comprises unit No. 4 and the site of the current proposal. Signage at unit No. 4 refers to a number of different occupants, i.e. Leixlip Aluminium (Aluminium window Manufacturers), Rye Valley Windows and Kluk Strip Furniture Restorers. There is no reference on the planning register of any grants of permission relating to these uses.

The current proposal provided for a light industrial building of 1,252 sq. m. to be used for light manufacturing and/or storage and warehousing associated with the building industry to which Goodwins are builders providers.

Existing building on site comprises 2,633 sq. m. in all. The proposed development would involve doubling the area of the previously approved storage unit No. 5 (i.e. 550 sq. m.). A total of 29 no. car parking spaces are identified on the western portion of the site to serve units 4 and 5. Access is proposed via slip road along the southern boundary of the site.

Roads Department report notes that the proposed industrial unit is over double the size of the previously approved fifth unit. Report states that the 29 no. car spaces proposed are inadequate and notes that 62 no. car spaces would be required to serve the eastern portion of the now divided site (25 to serve unit 4 and 37 to serve unit 5).

It is noted that the original grant of permission under Reg. Ref. No. H157 identified an area of car parking to the front of the 5 units although precise numbers of car spaces were not indicated. This was considered adequate in subsequent grants of permission for extensions to the various stores. In this instance it is considered that current

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

(Continued)

development plan standards should be adhered to - the site has been effectively divided in two, new light industrial/manufacturing uses have been/are proposed to be introduced. In addition, the proposed new unit will be double the size of that previously approved.

It is also noted that no provision has been made for lorry/truck parking or loading.

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

1. The site location map submitted includes the adjoining petrol filling station within the site of the current application. This is excluded from the site layout map which outlines the site in red. The applicant is requested to submit a revised site location map properly identifying the proposed site outlined in red.
2. From a site inspection it was noted that unit 1 is being used for retail sales for Goodwins Builders providers business. Unit No. 4 is occupied by manufacture of aluminium doors and windows and a furniture restoration business. The applicant is requested to clarify whether planning permission has been sought and/or granted for these uses. *If not, this situation should be regularised. include how and when he proposes to rectify the situation.*
3. The applicant has stated that the proposed industrial unit is to be used for a light industrial and/or warehouse use associated with building industry. The applicant is requested to submit details of the numbers of people likely to be employed at this unit.
4. Lodged plans indicate a total of 29 no. car parking spaces on the western portion of the site to serve units 4 and 5. This is considered inadequate. A total of 62 no. car spaces would be required to serve units 4 and 5 to meet current Development Plan Standards (25 no. serve unit no. 4 and 37 no. to serve unit No. 5). The applicant is requested to submit revised proposals to provide for car parking in accordance with the requirements of the County Development Plan, 1983. In addition, the applicant is requested to submit revised drawings providing for loading and lorry/truck parking to facilitate units 4 and 5.
5. Lodged plans indicate drainage by means of existing septic tank. The applicant is requested to submit details regarding the suitability of this septic tank to cater for the proposed development.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed light industrial building at Adamstown, Lucan for Goodwins Lucan Ltd.

(Continued)

6. From site inspection it was noted that the forecourt area to the front of Unit No. 3 is used for the storage of building materials. This use is unauthorised. The applicant is requested to submit revised proposals providing for a car parking/landscaped area at this location.
7. Condition No. 10 of previous grant of permission under Reg. Ref. No. 89A-1495 (Timber storage shed) provided that 1 no. sign be permitted at the road frontage to the site. Details to be agreed with planning authority prior to commencement of development on site. These details have not been submitted. From site inspection it was noted that there are 2 no. large signs at the entrance. The applicant is requested to submit details providing for 1 no. sign at the entrance to serve the entire development.

(MG/DK)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

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

Dated: 25 April, 1991.

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

DUBLIN COUNTY COUNCIL

REG. REF: 91A/265.
 LOCATION: Adamstown, Lucan.
 APPLICANT: Goodwins Lucan Ltd.
 PROPOSAL: Light industrial building.
 DATE LODGED: 28.2.91.

MB

This application is for full permission for light industrial building at Adamstown, Lucan.

The proposed industrial unit of 1250m² in the area is over double the size of the original approved fifth unit as detailed in application Reg. Ref: H.157.

Units 1 to 3 totalling an area of approximately 1,808m² requiring a car parking quota of 54 spaces is separated from unit 4 and the proposed unit 5 by a chain link fence.

Consequently the number of spaces required by unit 4 (25) and the proposed unit 5 (37) must be provided to the east of the fence. The applicant proposes 29 spaces which is inadequate.

Roads Department require additional information as to how the applicant proposes to provide adequate parking for the proposed unit in accordance with Development Plan parking standards of 1983.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date *15.4.91*
 Time *5.00*

MA/BMcC
15.4.91.

SIGNED: _____
 DATE: _____

ENDORSED: *Y.B. Burke*
 DATE: *15/4/91*

Built	Unit 1	_____	
	Extension in line of Unit 2	_____	ZA 1302
	Unit 3	_____	XA 1554
	Unit 4	_____	
	Unit 4 Extension	_____	88A 1177
	Infill between Unit 3 and Unit 4	_____	89A 1494

XA 1554- Compliance submission in relation to condition No 6, re carparking, noted that no planning permission exists for 'temporary storage areas' indicated on western part of car and vehicle park. Unauthorised storage area exists.

ZA 1301 Condition No 6 re car parking required storage area to cease forthwith. not complied with

88A 1177 Condition No 8 required extended unit to be used for storage purposes in relation to the existing storage operation on this unit as occupied by Kwik Strip (stripping paint and varnish off old furniture). Use unauthorised.

89A 1494 Condition No 10 - advertising sign. One large sign to be allowed, required detail was not submitted. Two large signs exist at entrance.

H 157 Permission for 5 storage and machine sheds.
Does not cover retail sales in unit 1
Does not cover manufacture of aluminium doors and windows in unit 4

Carparking
Storage
Use

[Signature]
5/4/91

advertising sign

DUBLIN COUNTY COUNCIL

Tel: 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
187-189 ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To: **P. C. O'Grady Associates,**
Architects,
4, Cecilia Street,
Dublin 2.

Decision Order: **P/3917/91** - **22.08.1991**
Number and Date

Register Reference No. **91A/0265**
Planning Control No. **28.02.1991**
Application Received on

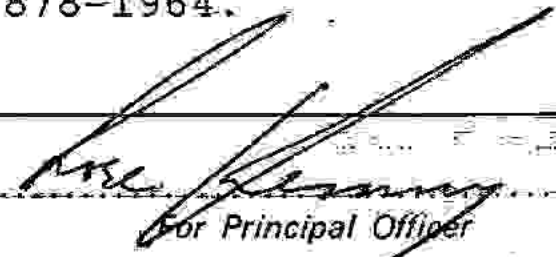
Applicant: **Goodwins Lucan Ltd.** A.I. Rec'd.: **26.06.1991**

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/Approval for:
light industrial building at Adamstown, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information lodged 26th June, 1991, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	3. In the interest of health.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	4. In the interest of safety and the avoidance of fire hazard.
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	5. In order to comply with the Sanitary Services Acts 1878-1964.

Signed on behalf of the Dublin County Council


Principal Officer

22nd August, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
6. That no industrial effluent be permitted without prior approval from Planning Authority.	6. In the interest of health.
7. That a financial contribution in the sum of £4200. 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.	7. 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.
8. This decision relates to Unit 5 only, as amended by Condition 9 hereunder.	8. In the interest of the proper planning and development of the area.
9. That the floor area of the proposed development to be reduced by 360 sq. metres by the omission of that part of the structure in front of the front building line established by the adjoining units. The resultant area to be left free of development and to be made available for off-street car parking, circulation etc.	9. In the interest of the proper planning and development of the area.
10. That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.	10. In the interest of the proper planning and development of the area.
11. That a maximum of one advertising sign be permitted along the road frontage. All other road frontage signs to be removed from the site prior to occupation of any part of the proposed units and prior to the erection of the proposed new advertising sign.	11. In the interest of the proper planning and development of the area.
12. That the existing boundary treatment to be maintained and reinforced by new planting, details to be agreed in writing with the Planning Authority prior to occupation of any part of the proposed unit.	12. In the interest of the proper planning and development of the area.

[Handwritten signature]

NOTE:

If there is no appeal to An Bord Pleanála 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. 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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under 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/0265

Date : 28th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Light industrial building

LOCATION : Adamstown, Lucan.

APPLICANT : Goodwins Lucan Ltd.

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 26th June 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

P. C. O'Grady Associates,
4 Cecilia Street,
Dublin 2.

P.C.
O'GRADY
ASSOCIATES

ARCHITECTS
&
PLANNING
CONSULTANTS

CECILIA HOUSE
4 CECILIA STREET
DUBLIN 2.

TEL:
6793690
775907

VAT NO:
9F71410E

91A/0265

1.8.0

A.1

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

24th June, 1991.

Re: Reg. Ref. 91A - 0265
Proposed light Industrial Building at Adamstown,
Lucan, Co. Dublin.
for Goodwins Lucan Ltd.

ADDITIONAL INFORMATION.

26 JUN 91

Dear Sir,

Further to your letter of 25th April, I wish to supply the following information requested.

1. The revised site location map is enclosed.
- 2.1. The retail sales taking place in Unit 1. was discussed with the Planning Officer prior to the lodgment of Planning Application Reg. Ref. ZA 1301. The purpose of this warehouse was to increase the display area/sales area. This structure was approved in substitution for Unit 2, as originally approved under Reg. Ref. H. 157.
2. We consider that the light industrial activity being carried on in Unit 4, is fully compatible with
 - (a) The original Permission.
 - (b) The activity in the surrounding area.
 - (c) The zoning requirements.
 - (d) The builders providers business which has been in existence since 1977.

We consider that the situation does not require "Rectification".

3. There is no information available on the hypothetical businesses that may be employed in the unit.

Goodwins Lucan Ltd. have a staff of 22 people occupying C. 18,000 sq. ft.

The two businesses in Unit 4. have a staff of 8 people occupying C. 9,000 sq. ft.

On a pro rata basis it can be expected that 12 - 17 people may be employed in the proposed unit.

J.C. O'GRADY
Dip Env Econ. M.I.Arch.S.

P.C. O'GRADY
F.F.A.S. M.I.Arch.S.
Consultant.

Cont.

14th June, 1991.

P.C.
O'GRADY
ASSOCIATES

Dublin County Council
for Goodwins Lucan Ltd.

4. It is considered that the car parking spaces requested are inordinately excessive.

There are 30 people employed on the entire site at present and an anticipated maximum of 20 may be added at some future date. 65 car spaces are available in front of unit 1 and a further 29 are being provided in respect of units 4 and 5 making a total of 94 spaces available for 50 people which more than adequately caters for employee and visitor parking.

With regard to lorry/truck loading and parking, the present practice is to load the vans within buildings No. 4. when not engaged in delivery, the vans are parked in spaces 1 and 2.

We do not consider that the submission of a revised drawing will change the situation as explained above, over that shown on the lodged plans.

5. The existing drainage system was designed to cater for the original development. No further expansion, over and above the design capacity is being proposed.

The tank and drainage system was approved by Mr. Michael Maguire of the Eastern Health Board following a site examination in June, 1974 and it was approved before, during and after construction by Officials of the Building Control Department. the last inspection was on completion of the system on 27th May, 1980.

6. the activity in front of Unit 3. is a combined one of storage and display. It is normal in Builders Providers premises to have some external display of items which are for sale. The materials being stored will be housed in a part of the unit proposed. At this stage, it is believed that about 4,000 - 6,000 sq. ft. of the designed 13,500 sq. ft. will be required for storage, with the remainder being for light industrial activity.

7. A detail of the sign at the entrance to the entire site is attached.

All other signs at the entrance to the site will be removed.

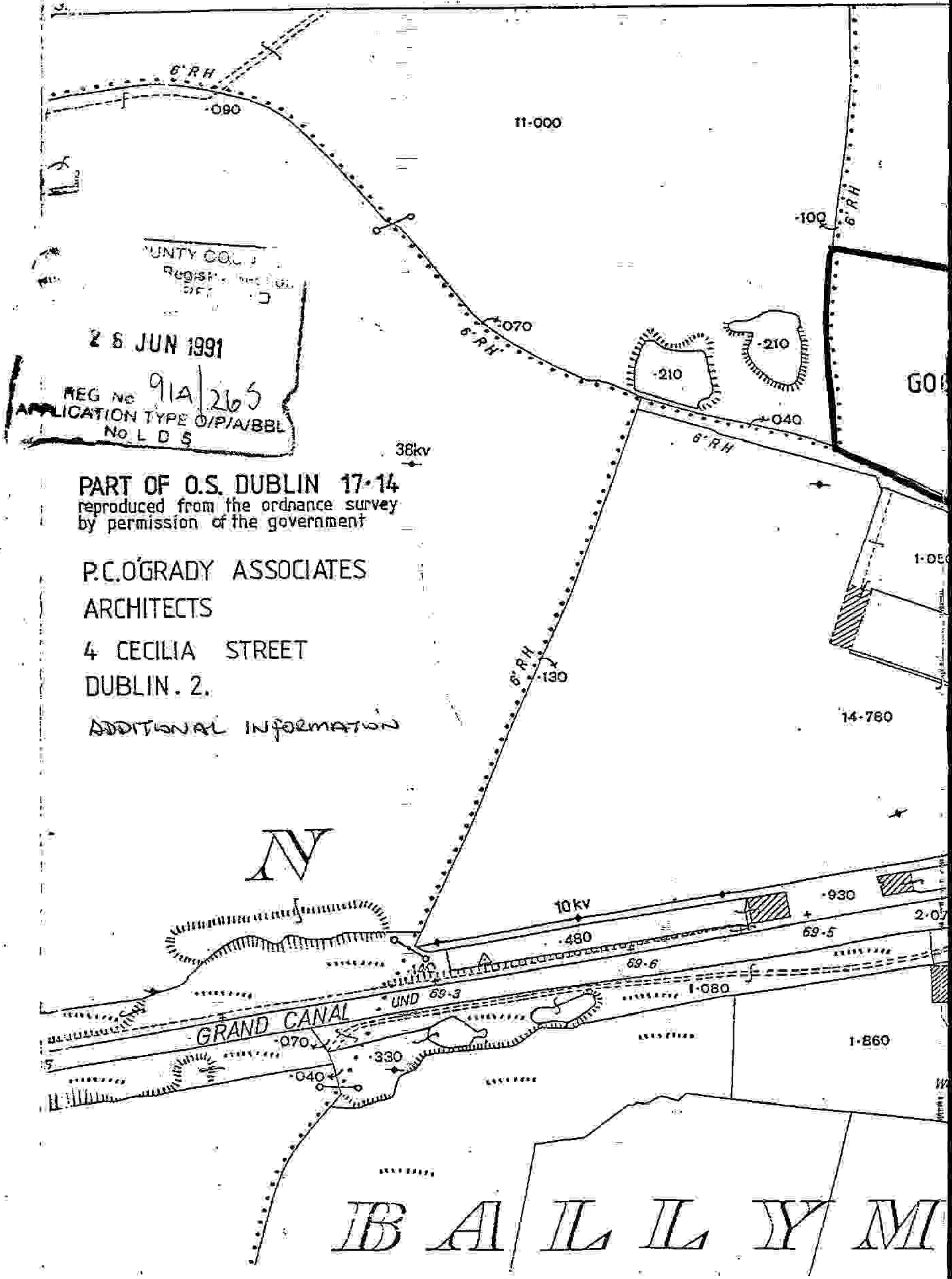
It is proposed to erect "directional signs" within site as shown on the revised site map to direct people within the site. These signs will be small in scale and located at positions A. and B. and will not exceed the size permitted under the Exempted Development Regulations.

If you have any further enquiries regarding its application we shall be pleased to attend on you and explain or agree any unclear matter.

Yours faithfully,



John C. O'Grady.

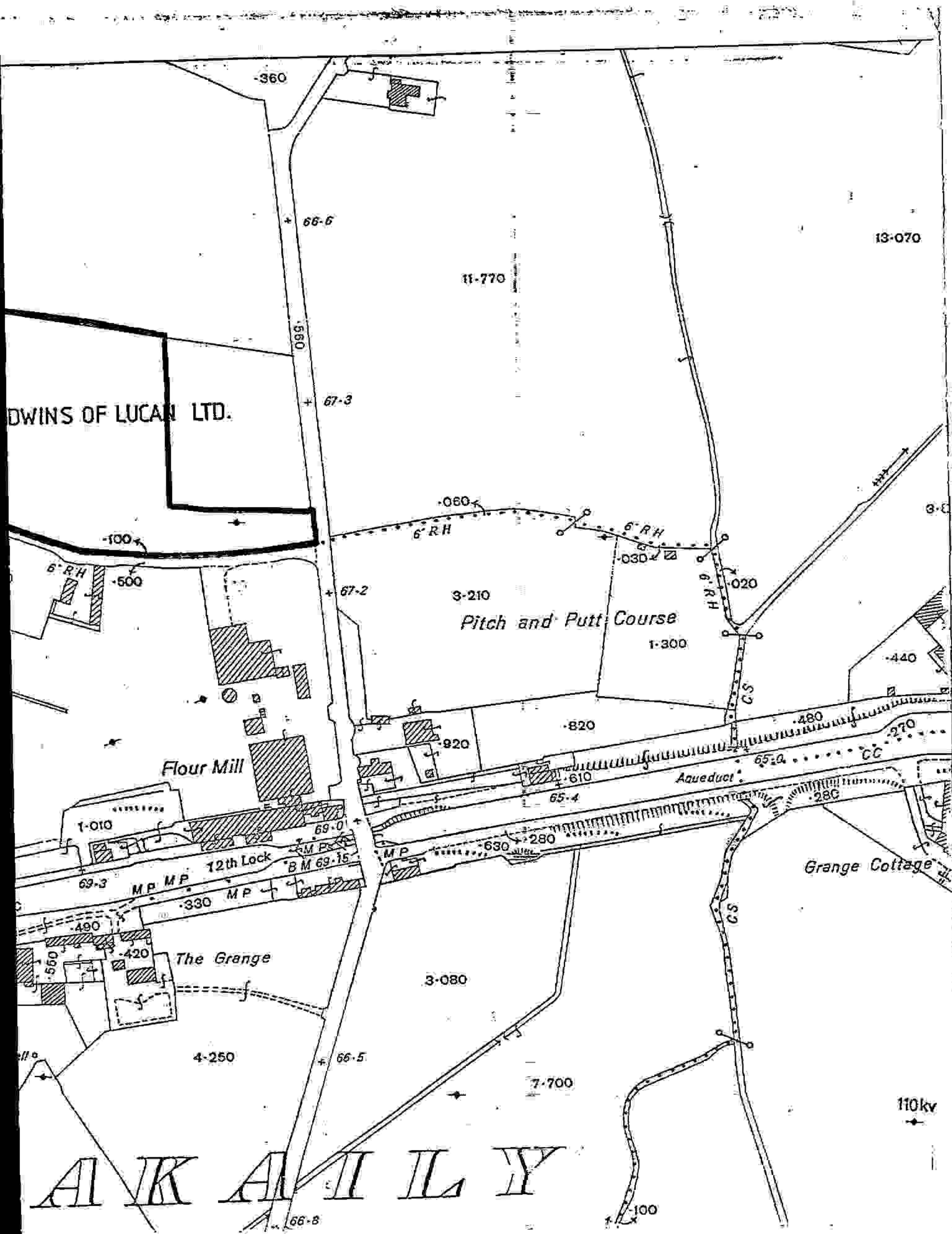


COUNTY COUNCIL
 REGISTERED
 28 JUN 1991
 REG No 91A/265
 APPLICATION TYPE O/P/A/BBL
 No L D S

PART OF O.S. DUBLIN 17-14
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 by permission of the government

P.C. O'GRADY ASSOCIATES
 ARCHITECTS
 4 CECILIA STREET
 DUBLIN. 2.

ADDITIONAL INFORMATION



AIKAMILY

IN COUNTY
DEPT. OF
S. H. ...

25 JUN 1991

REG No. 91A 0265
APPLICATION TYPE O/P/A/BBL
No. L B S

500 APPROX

KWIK STRIP FURNITURE STRIPPING AND RESTORATION TEL _____	
LEIXLID ALUMINIUM TEL _____	
FUTURE FIRM SPACE	
FUTURE FIRM SPACE	
GOODWINS BUILDING SUPPLIES AND HIRE SERVICE	
OPEN	
MON - FRI	8:30 - 5:00
SAT	9:00 - 5:00

500

2400

ADDITIONAL INFORMATION

DETAIL OF ADVERTISING SIGN
AT ADAMSTOWN LUCAN SCALE 1:20.

P.C. O'GRADY ASSOCIATES ARCHITECTS
4 CECILIA STREET DUBLIN 2 TEL. 5793690

P. C. O'Grady Associates,
Architects,
4, Cecilia Street,
Dublin 2.

Reg. Ref. 91a-0265

25 April 1991

Re: Proposed light industrial building at Adamstown, Lucan
for Goodwins Lucan Ltd.

Dear Sir/Madam,

With reference to your planning application, received here on 28th 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 site location map submitted includes the adjoining petrol filling station within the site of the current application. This is excluded from the site layout map which outlines the site in red. The applicant is requested to submit a revised site location map properly identifying the proposed site outlined in red.
2. From a site inspection it was noted that unit 1 is being used for retail sales for Goodwins Builders providers business. unit No. 4 is occupied by manufacture of aluminium doors and windows and a furniture restoration business. The applicant is requested to clarify whether planning permission has been sought and/or granted for these uses. If not the applicant is requested to indicate how and when he proposes to rectify the situation.
3. The applicant has stated that the proposed industrial unit is to be used for a light industrial and/or warehouse use associated with building industry. The applicant is requested to submit details of the numbers of people likely to be employed at this unit.

(Continued)

(Continued)

4. Lodged plans indicate a total of 29 no. car parking spaces on the western portion of the site to serve units 4 and 5. This is considered inadequate. A total of 62 no. car spaces would be required to serve units 4 and 5 to meet current Development Plan Standards (25 no. to serve unit no. 4 and 37 no. to serve unit No. 5). The applicant is requested to submit revised proposals to provide for car parking in accordance with the requirements of the County Development Plan, 1983. In addition, the applicant is requested to submit revised drawings providing for loading and lorry/truck parking to facilitate units 4 and 5.
5. Lodged plans indicate drainage by means of existing septic tank. The applicant is requested to submit details regarding the suitability of this septic tank to cater for the proposed development.
6. From site inspection it was noted that the forecourt area to the front of Unit No. 3 is used for the storage of building materials. This use is unauthorised. The applicant is requested to submit revised proposal providing for a car parking/landscaped area at this location.
7. Condition No. 10 of previous grant of permission under Reg. Ref. No. 89A-1495 (Timber storage shed) provided that 1 no. sign be permitted at the road frontage to the site. Details to be agreed with planning authority prior to commencement of development on site. These details have not been submitted. From site inspection it was noted that there are 2 no. large signs at the entrance. The applicant is requested to submit details providing for 1 no. sign at the entrance to serve the entire development.

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

Yours faithfully,


for Principal Officer.

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



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

Register Reference : 91A/0265

Date : 1st March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Light industrial building
LOCATION : Adamstown, Lucan.
APPLICANT : Goodwins Lucan Ltd.
APP. TYPE : PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER

P. C. O'Grady Associates,
4 Cecilia Street,
Dublin 2.



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 ADAMSTOWN LUCAN CO. DUBLIN
(If none, give description sufficient to identify).....
TYPE LAW APPLICATION

3. Name of applicant (Principal not Agent) GOODWINS LUCAN LTD
Address ADAMSTOWN LUCAN CO. DUBLIN Tel. No.

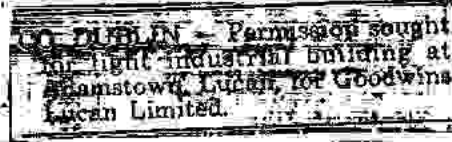
4. Name and address of P.C. O'GRADY ASSOCIATES ARCHITECTS
person or firm responsible for preparation of drawings 4. CECILIA STREET DUBLIN 2. Tel. No. 679.3690

5. Name and address to which P.C. O'GRADY ASSOCIATES ARCHITECTS
notifications should be sent 4. CECILIA STREET DUBLIN 2.

6. Brief description of
proposed development LIGHT INDUSTRIAL BUILDING.

7. Method of drainage EX. SEPTIC TANK 8. Source of Water Supply MAINS (EXISTING)

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used LIGHT INDUSTRIAL
(b) Proposed use of each floor LIGHT INDUSTRIAL



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 C. 5 ACRES Sq. m.
(b) Floor area of proposed development 1,252 Sq. m.
(c) Floor area of buildings proposed to be retained within site 2,633 Sq. m.

Ev
Herald
19/2/91

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

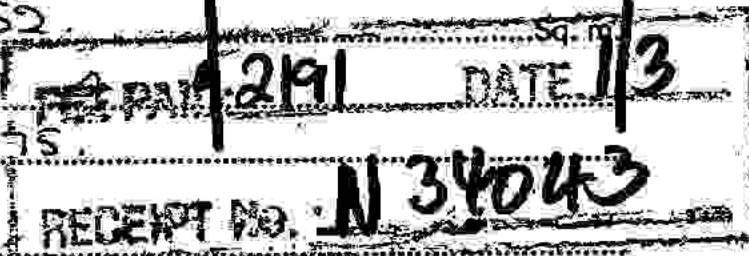
13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box.

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

15. List of documents enclosed with application.
..... 4 NO SETS OF 2 NO. DRAWINGS 1 NO. LETTER
..... 4 NO LOCATION MAP 1 NO ADVERT.
..... 4 NO SITE MAP 1 NO CHEQUE

16. Gross floor space of proposed development (See back) 1,252 Sq. m.

No of dwellings proposed (if any) Class(es) of Development
Fee Payable E. 2191 Basis of Calculation 1,252 X 1.75



Signature of Applicant (or his Agent) John O'Grady Date 27th February 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/O 265

Amount Received E. 2,160

Receipt No.

Date

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

46/49 UPPER O'CONNELL STREET, of this receipt is not an

DUBLIN 1.

acknowledgement that the fee
incurred is the prescribed application
fee. PN 54043

B.L.
I.T.

£2171.00

Received this

from *John J. Gorman*

Dublin

the sum of

two thousand one hundred and seventy one

Pounds

plus applications at above rate

Madison De

Cashier

S. CAREY
Principal Officer

P.C.
O'GRADY
ASSOCIATES

ARCHITECTS
&
PLANNING
CONSULTANTS

CECILIA HOUSE
4 CECILIA STREET
DUBLIN 2.

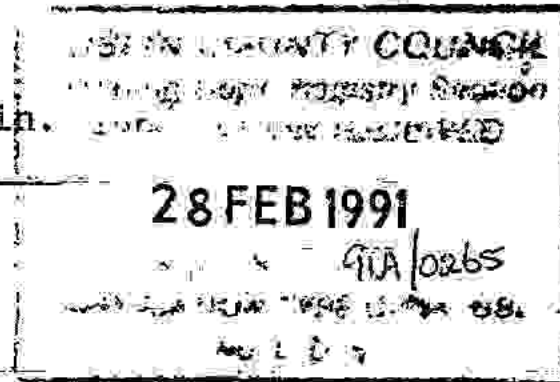
TEL:
6793690
775907

VAT NO:
9F71410E

The Principal Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

26th February, 1991.

Re: Goodwins Lucan Ltd.
Adamstown, Lucan, Co. Dublin.



Dear Sir,

In 1976, under Reg. Ref. H.157, the then Minister for Local Government granted an appeal for the development of lands at the above location. Between 1976 and 1984 four of the five approved buildings were built. These buildings were designed at 6000 sq. ft. (557 sq. m.) each.

It is now our clients intention to relocate this building and to extend it to approx. 13,500 sq. ft. (1250 sq. M.) It is proposed that the use (uses) of the premises will be for light manufacturing and/or storage and warehousing associated with the building industry to which my clients are Builders Providers.

I enclose drawings and documents, detailing the project together with my Client's cheque for the required fee.

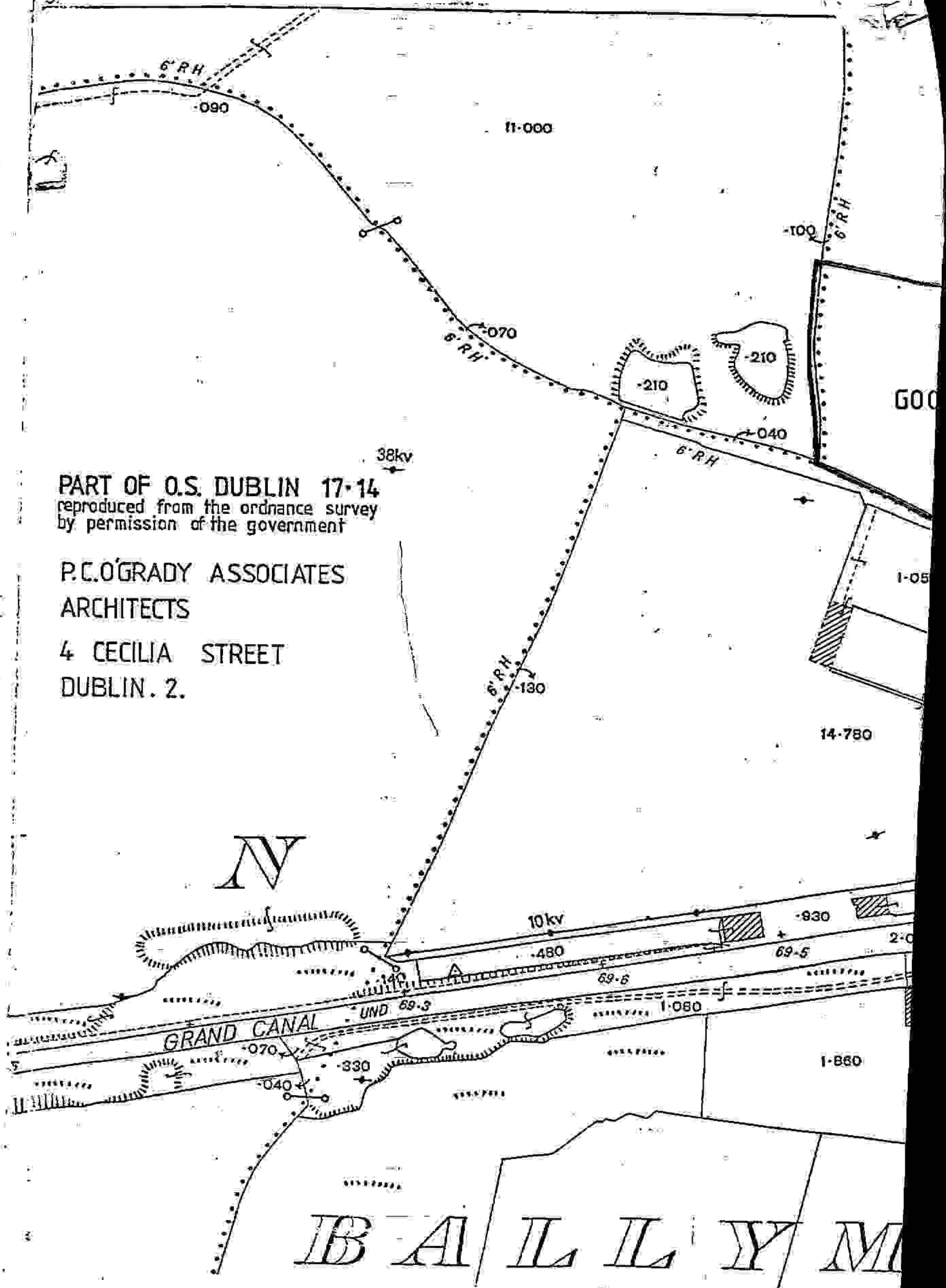
Yours sincerely,

John C. O'Grady.

28 FEB 91

J.C. O'GRADY
Dip Env Econ. M.I.Arch.S.

P.C. O'GRADY
F.F.A.S. M.I.Arch.S.
Consultant.



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P.C. O'GRADY ASSOCIATES
 ARCHITECTS
 4 CECILIA STREET
 DUBLIN. 2.

DUBLIN COUNTY COUNCIL
Planning Dept. Planning Section
307
28 FEB 1991
91A/0265

DWINS OF LUCAN LTD.

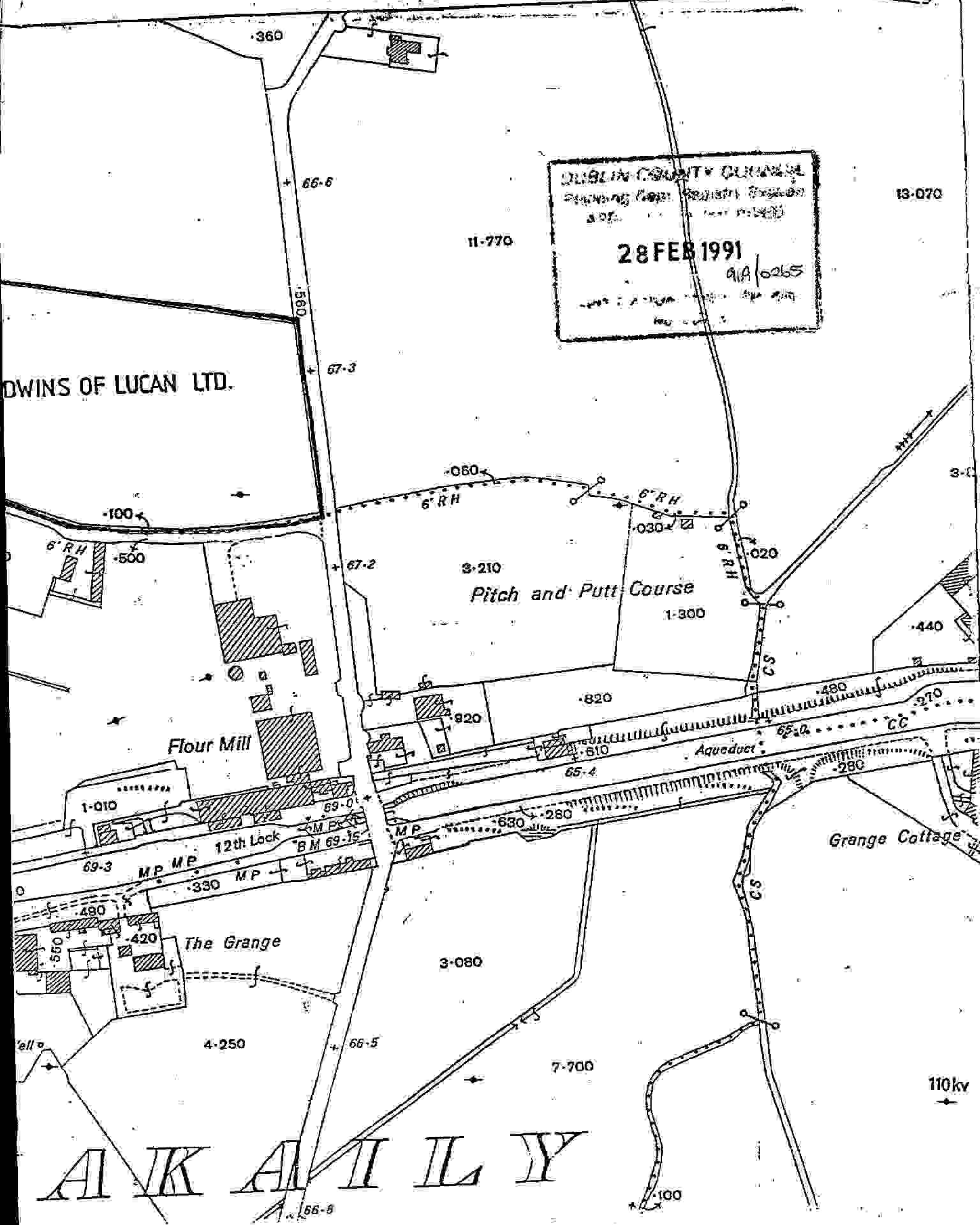
Flour Mill

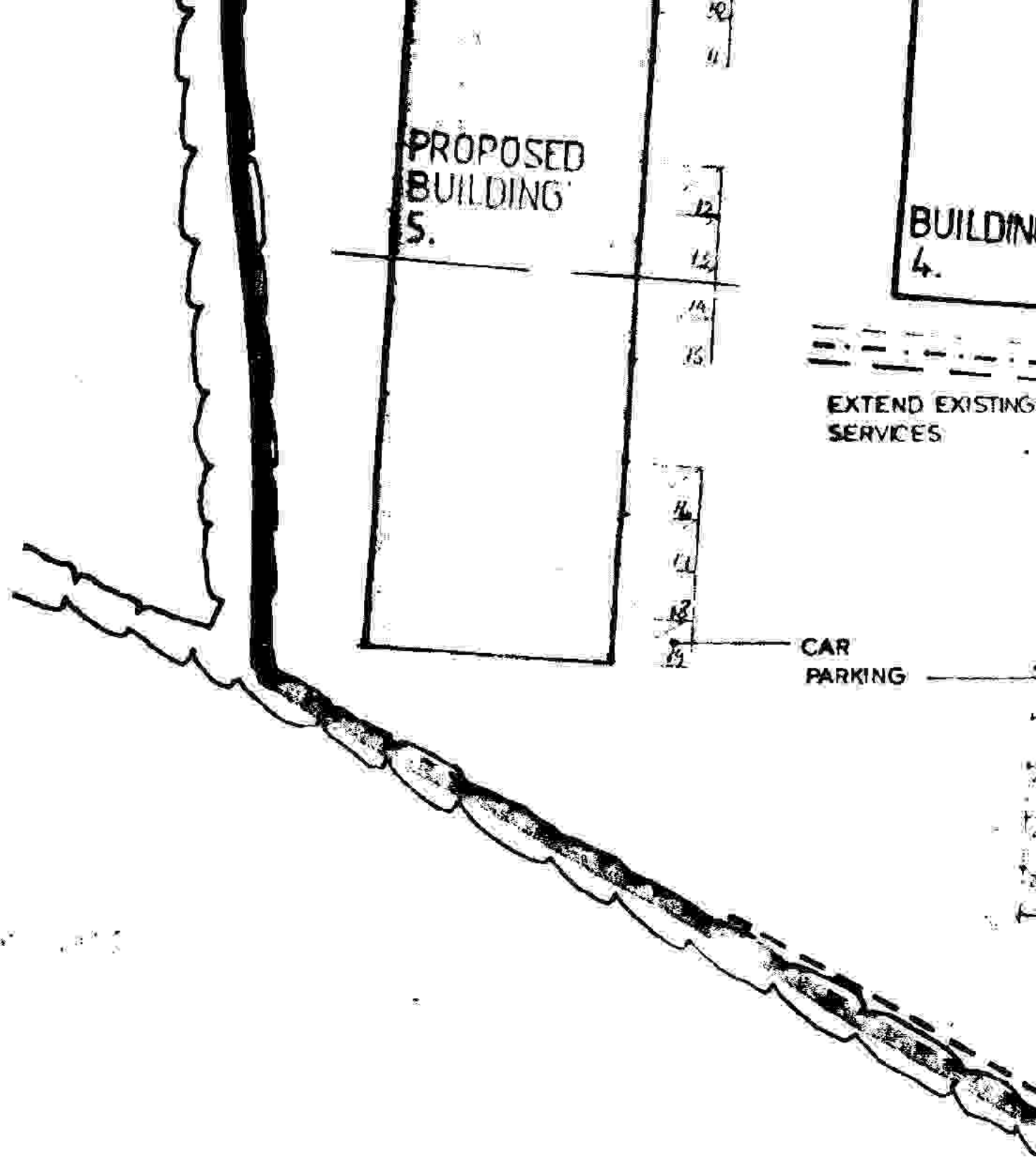
Pitch and Putt Course

Grange Cottage

The Grange

AKAMILY





**P.C.
O'GRADY
ASSOCIATES**

**ARCHITECTS
&
PLANNING
CONSULTANTS**

**CECILIA HOUSE
4 CECILIA STREET
DUBLIN 2.**

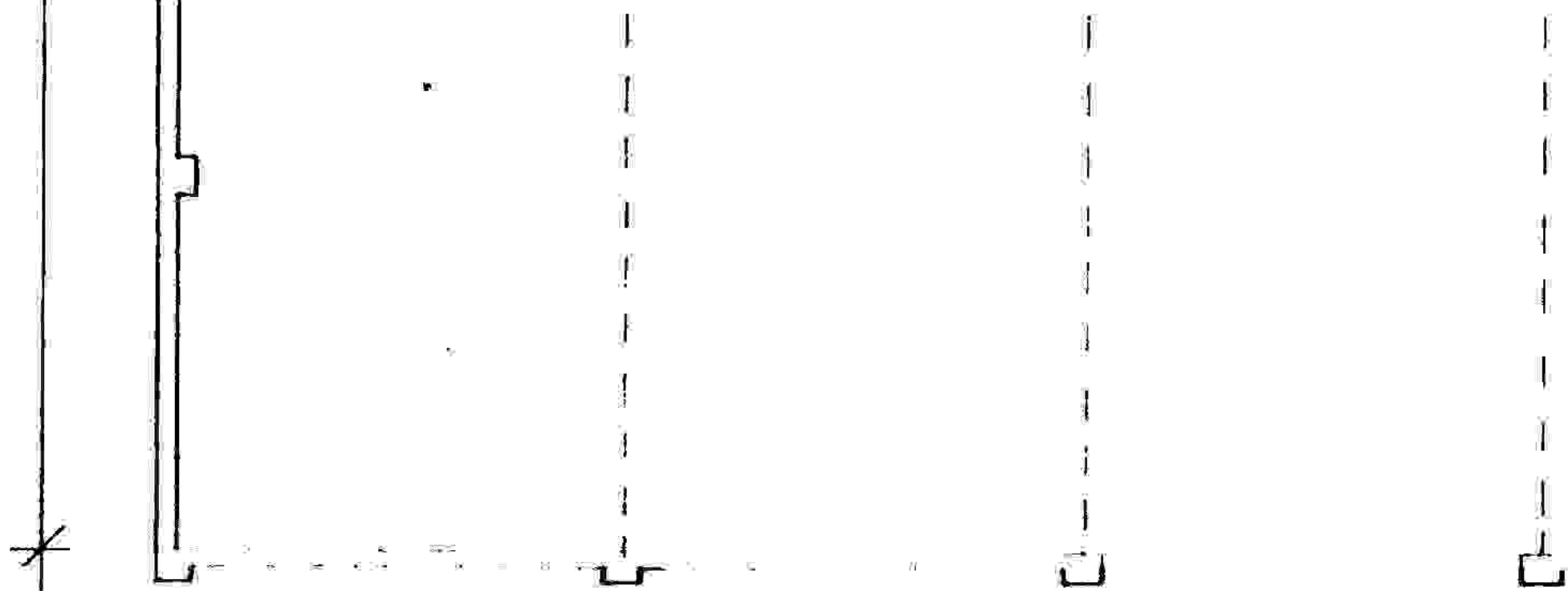
TEL:
793690
775907

**PROJECT LIGHT INDUSTRIAL BUILDING AT
ADAMSTOWN, LUCAN, CO. DUBLIN.**

CLIENT GOODWIN LUCAN LTD

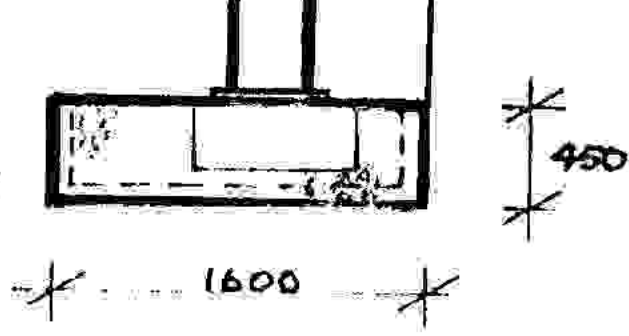
DRAWING SITE PLAN

SCALE	DATE	DR	CH	DRWG NO	0125
1:500	FEB 1991			9105-3	0421
					0743



PLAN

M.B. @ 150 c/c
BOTH DIRECTIONS IN
FOUNDATION PAD.



150/200 POWER PL
LAD IN 3-000M
A 142 MESH
150/200 HARDCOR

SECTION