

BYE LAW APPLICATION FEES

REF. NO.: 91A/1685 CERTIFICATE NO.: 16646'
 PROPOSAL: Light Industrial Warehousing
 LOCATION: Site at Long mile Road with access off Roswood Road
 APPLICANT: Jet Construction Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <i>* No first Fls Blocks A+B</i>	@ £3.50 per M ² or £70 <i>* 879.0 m²</i>	<i>£3717.00</i> <i>£3076.50</i>	<i>3807.84</i> <i>3007.68</i>	<i>£490.84</i> <i>£28.82</i>	<i>£28.80</i>	<i>£51877</i> <i>4/12</i>
D	Building or other structure for purposes of agriculture <i>1062</i>	@ £1.00 per M ² in excess of 300 M ² Min. £70	<i>£2717.00</i>	<i>3807.84</i>	<i>£490.84</i>	<i>£28.82</i>	<i>£51877</i>
E	Petrol Filling Station	@ £200	<i>£90.84</i>	<i>3807.84</i>	<i>£490.84</i>	<i>£28.82</i>	<i>£51877</i>
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: [Signature] Grade: D/12 Date: 26/11/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 25/10/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

Dick,

4pm
Brian Flanagan called.
Can ya ring him
Thursday a.m.

Brian O Flanagan

will ring you

this afternoon

Reon details
and we immediately
forward.

Pl
11/12

Dick
NW Area is 106200

John
10/12/11

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *Q1A/1685*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *11,432 FT² (incl 1st floor blocks A+B)*

MEASURED BY: *16/12/91*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

PLANNING APPLICATION FEES

Reg. Ref. 91A/1685

Cert. No. 26943

PROPOSAL.... Light Industrial / Warehousing

LOCATION.... Site at Long Mile Road with access off Roswood Rd

APPLICANT.... Jet Construction Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40	1858.50		320.25	365.66
5	* 879.0m		1538.25	1523.85	14.40	14.40
5	x .1 hect.	@£25 per .1 hect. or £250				45.41
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

N.B.
Blocks A & B are shown as single storey buildings although stairs are shown

N.B.
New Home Plan submitted on 13 Dec show new area of 1062m² balance of 365.66 submitted on 13 Dec at leaves total paid of 1858.50 - amount assessed of 1858.50 leaves overpayment of 45.41 paid 17/11/91

Column 1 Certified: Signed: *[Signature]* Grade *2/7/2* Date *26/11/91*
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade *S.O* Date *25/10/91*
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1685

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE: 0.73 Acres MB

FLOOR AREA OF PRESENT PROPOSAL: 9462 FT²

MEASURED BY:

J. Y.
26/11/91

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

STD : 0.73 acres x 6000
= 4380.00

ROADS: 11,000 - see Roads Dept
report dated 12/4/91

HQ

Wk 9/12/91

Maell O'Byrne

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1685

Date : 24th October 1991

Development : Light industrial/starter units and demolition of cottages being used as offices

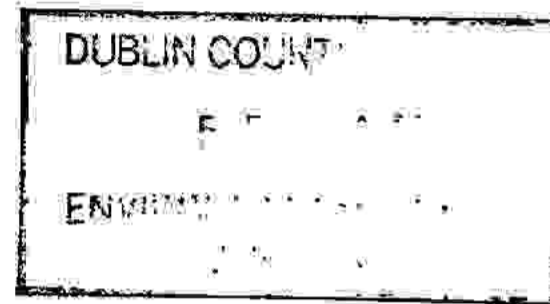
LOCATION : Site at Longmile Road with existing access off Robinhood Road, Walkinstown

Applicant : Gilt Construction Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 23rd October 1991



Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 23rd October 1991.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.12.91
Time 5.30

Yours faithfully,

.....
for PRINCIPAL OFFICER

No objections provided

1) Separate sanitary accommodation must be provided in units 7, 8 and 9.

2) Drinking water, direct from the rising main must be provided in each unit.

3) Tea-making facilities must be provided in each unit.

4) Compliance with Safety in Industries Acts 1955-80,

5) Compliance with office Premises Act 1958,

6) Compliance with Safety, Health & Welfare at work Act 1989.

for Maell O'Byrne
John O'Reilly 8640 10/12/91.

Julie Kelly
ENO 10/12/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:

Standard: 4386

Roads: 11,000

Sers:

Open Space:

Other:

SECURITY:

October 1991
Bond/C.I.F.:

Cash:

Register Reference : 91A/1685

Date Received : 23rd

Correspondence : D. McCarthy & Co.,
Name and : Lynwood House,
Address : Ballinteer Road,
Dublin 16.

Development : Light industrial/starter units and demolition of
cottages being used as offices

Location : Site at Longmile Road with existing access off
Robinhood Road, Walkinstown

Applicant : Gilt Construction Ltd

App. Type : Permission

Zoning : To provide for industrial and related uses.

Floor Area : 958 Sq.metres

NOB
(NOB/BB)

Report of Dublin Planning Officer dated 4th December, 1991.

This is an application for PERMISSION for light industrial starter units and the demolition of 2 cottages in use as offices.

The site is located in an area subject to the zoning objective "to provide for industrial and related uses".

The site adjoins the Long Mile Road with access only from a cul-de-sac section of the Robinhood Road. The site is surfaced in tarmac and surrounded by a pallisade fence. The existing cottages on site have been joined and appear to be in use for offices for some time.

The current application is for 3 blocks with a total of 9 units. Blocks A and B would be the most prominent. Elevations to the Long Mile Road area to be faced in brick of a selected colour. This, coupled with the design incorporating relief details and a corbelled parapet provide an acceptable treatment for this location.

Each of the units proposes a warehouse with office space. Ground floor plans only have been submitted with the application.

Blocks A and B incorporate a stagger to the building line. There is no clearly established building line to this site as there is a setback of 12 metres to

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Site at Longmile Road with existing access off Robinhood Road, Walkinstown

the east and a 16 metre setback on the adjoining site to the west. The staggered building line across the Long Mile Road frontage is acceptable in this instance.

Access to the proposed development is from the cul-de-sac section of Robinhood Road. The entrance is to be relocated 16 metres to the north east. A pedestrian only entrance is proposed from the Longmile Road. 31 off street car parking spaces are ~~not~~ indicated. The plans suggest that the existing brown PVC coated pallisade fence is to be retained along with the tarmac for the parking and circulation areas.

Roads Department report *noted*

Sanitary Services Section report

sewerage available, surface water drainage available subject to conditions. Insufficient detail has been lodged on water supply

Chief Medical Officer report *not received*

The proposed development can be considered consistent with the provisions of the County Development Plan.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (9) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Site at Longmile Road with existing access off Robinhood Road,
Walkinstown

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

05 That a financial contribution in the sum of £4380-00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

06 That the selection of the colour of the brick to be used in the elevation treatment of each block shall be subject to the written agreement of the Planning Authority before development commences.

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

07 That before development commences the applicant shall submit for the written agreement of the Planning Authority details for the landscape strip including full specification and a programme of implementation and maintenance. This landscaping strip shall extend across the Long Mile Road frontage of the site and shall be extended to include that part of the site to the west of Unit 1 of Block A.

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

(See Conditions D & G over)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1685


Page No: 0004

Location: Site at Longmile Road with existing access off Robinhood Road, Walkinstown

08 That the applicant construct a 2 metre footpath along his site boundary on a line to be agreed, on site, with Roads Engineers. Boundary fence to be set back to an agreed line
Reason. In the interest of the proper planning & development of the area

09 That the applicant to make a financial contribution of £11,000 - towards the costs of road improvements on Robinhood Rd. which works will facilitate the proposed development
Reason. In the interest of the proper planning & 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 (8) conditions set out above is hereby made.

Dated: 18th DECEMBER 1991


ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

Nicola O'Byrne.

SS & CMO

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1685

Date : 24th October 1991

Development : Light industrial/starter units and demolition of cottages being used as offices

LOCATION : Site at Longmile Road with existing access off Robinhood Road, Walkinstown

Applicant : Gilt Construction Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 23rd October 1991

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

Date received in sanitary services

PLANNING DEPT.
DEVELOPMENT CONTROL SECTION
Date *6.12.91*
Time *9.30*

BYE
-3 DEC 1991
Returned *GG*

FOUL SEWER

Available as indicated.

Any industrial effluent will be the subject of a licence under the Water Pollution Act; individual units will require such permission.

SURFACE WATER

Available: Subject to the following conditions:

- ① The diameter of the *two* final 'legs' of the surface water sewer should be 225mm.
- ② The minimum diameter of the gully connections should be 150mm.
- ③ Roof down pipe connections to be detailed.
- ④ Surface water run off being subject to the provision of the Water Pollution Act. (*fuel tanks waste collection areas, etc are to be bunded*).

DUBLIN Co. COUNCIL
- 5 NOV 1991
SAN SERVICES

Blumhorn
26.11.91
J.P.
28/11/1991

Register Reference : 91A/1685

Date : 24th October 1991

ENDORSED _____ DATE _____

Recommend Regard ->

WATER SUPPLY

Insufficient information to deal with application. Applicant to consult with Dublin County Council, water Maintenance, Deansrath Depot before resubmitting

*L. J. Spain
13/11/91*

[Signature]

14/4/91

*Doc
5/1/5*

ENDORSED _____ DATE *2/12/91*

[Signature]

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date *6.12.91*
 Time *9.30*

DUBLIN COUNTY COUNCIL

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	21.11.91
Time	3.00

REG. REF: 91A/1685.
 DEVELOPMENT: Light industrial warehouse
 LOCATION: Long Mile Road, Access off Robinhood Road, Walkinstown.
 APPLICANT: Gilt Construction Ltd.
 DATE LODGED: 23.10.91.

Permission for a light industrial development was granted on the site on 29.5.81, which appears to have expired. The existing buildings on site is used as a plumbers supply store.

The site is on a cul-de-sac onto the Naas road dual carriageway. This cul-de-sac road is substandard in width and alignment. It is generally congested during business hours by the presence of parked vehicles including articulated trucks at the entrance to the cul-de-sac.

At a bend in the road approximately half way down, there is palisade fence at the edge of carriageway, which is only 4 metres wide at this point.

Access by long vehicles past this point would be impossible and this would have implications for the site. To remove this bottleneck would require purchase of the necessary lands and widening of carriageway, footpath and verge.

It would also be necessary to renovate the footpath on the site frontage. The line of the footpath should be agreed with Roads.

If permission is granted it should be subject to:-

1. Applicant to construct a 2 metre footpath on site frontage, on a line to be agreed with Roads. Boundary fence to be set back to an agreed line.

Above work to be carried out by applicant at his own expense.

2. Applicant to make a contribution of £11,000 towards road improvements in the area (in lieu of which the applicant must be requested to advise how he proposes to improve the access to his site such that HGV's may pass enroute).

TR/BMcC
 12.11.91.

SIGNED: *Zora Rojas*
 DATE: 12/11/91

ENDORSED: *4.9.2 k*
 DATE: 12/11/91