

COMHAIRLE CHONTAE ATHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 -1992
PLANNING REGISTER

REGISTER REFERENCE : 93A/0811

LOCATION : Malahide Marina Village, Malahide Boatyard, off strand
St., Malahide

PROPOSAL : Entrance/security lodge

APP. TYPE : Permission

DATE RECEIVED : 08.06.93

AGENT NAME & ADDRESS
Conroy Crowe Kelly, Architects,
26, Kingram Place,
Dublin 2.

APPLICANT NAME & ADDRESS
Malahide Marina Village Ltd.,
C/o 68 Amiens St.,
Dublin 1.

DECISION : GRANT PERMISSION

O.C.M.No. : P/ 2791 /93 Date : 04.08.93

GRANT : GRANT PERMISSION

O.C.M.No. : P/ 3472 /93 Date : 15.09.93

APPEAL NOTIFIED : TYPE OF APPEAL :

APPEAL DECISION :

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

REVOCATION OR AMENDMENT :

E.I.S.REQUESTED : | E.I.S.RECEIVED : | E.I.S.APPEAL :

REGISTRAR

DATE

RECEIPT NO.



Bloc 2, Ionad Bheatha na hEinn, ann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach lacht,
Lower Abbey Street,
Baile Atha Cliath 1.
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NOTIFICATION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1993.

Grant Order Number : P/ 3472 /93 Date of Grant : 15th September 1993

Decision Order Number : P/ 2791 /93 Date of Decision : 4th August 1993

Register Reference : 93A/0811 Date Received : 8th June 1993

Applicant : Malahide Marina Village Ltd.,

Development : Entrance/security lodge

Location : Malahide Marina Village, Malahide Boatyard, off Strand
St., Malahide

Additional Information Requested/Received : //

Time Extension(s) up to and including :

A PERMISSION has been granted for the development described above,
subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 18 ATTACHED.

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

17 SEP 1993
Date:.....

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning & Development) Acts, 1963-1992, not less than seven days and not more than twenty-one days before development commences. In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Conroy Crowe Kelly, Architects,
26, Kingram Place,
Dublin 2.

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- 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.

- 02 That a financial contribution in the sum of £77820. 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.

- 03 A financial contribution of £166,000.00 to be paid by the developer towards the cost of:
- a. upgrading the access road to the site from its junction with Strand Road to the archway, and provision of kerbside parking and footpaths;
 - b. provision of a set of traffic lights at the junction of Strand Street/New Street/Access Road in the interest of traffic safety;
 - c. widening of Strand Street and provision of kerbside parking and footpaths along The Green, from James Terrace to its junction with New Street.

The above contribution of £166,000.00 also provides for alterations to the traffic signals on the Diamond and for alternative off-street car parking in lieu of that displaced by the traffic control measures required as a result of the development. Details of the phasing of the above payment to be agreed with the Planning Authority prior to commencement of development, or as an alternative, the developer may carry out all or some of the above works to the specification and satisfaction of Roads Department, and the agreed costs of these works to be set off against the contribution of £166,000.00.

REASON: In order to comply with the requirements of the Roads Department.

- 04 If developer proposes carrying out works specified in condition no. 3 above, drawings should be submitted showing details of the road improvements, including parking layout, for the approval of the Roads Department prior to the start of construction on the site.

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

- 05 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for roads, open spaces, car parks, sewers, watermains and drains, has been given by:

A. Lodgement with the Council of an approved Insurance Company Bond in

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Dublin County Council Comhairle Chontae Atha Cliath Planning Department



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the sum of £150000. until the roads, open spaces, car parks, sewers, watermains and drains are taken in charge by the Council.

OR/...

B. Lodgement with the Council of a cash sum of £100000. to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

OR/...

C. Lodgement with the Planning Authority of a letter of guarantee by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.&&

05 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

06 That a financial contribution in the sum of £287,000.00 be paid by the proposer to Dublin County Council towards the cost of upsizing the capacity of the Malahide Treatment Works which will facilitate this development. The contribution to be paid prior to house construction.

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

07 The development shall be carried out in conformity with Condition Nos. 3-7 incl 9 10 13-15 incl. 17-22 incl. of the decision to grant permission by Order No. P/173/90 dated 19.01.90 Reg. Ref. 89A-1571 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

08 A detailed landscape plan and specification for the treatment of the area indicated as "extension to green" shall be submitted to and agreed with the Planning Authority prior to commencement of development. In addition, the arrangements for the dedication of this area and the public waterfront walk to public use shall be submitted to and agreed with the Planning Authority prior to the commencement of any development.

As an alternative to carrying out the landscaping proposals on the green a financial contribution in the sum of £25,000.00 be paid towards the cost of the Planning Authority doing this work. This cost to be paid on a phased basis as agreed with the Planning Authority.

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

09 A landscape plan with full works specification and bill of quantities

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etc., shall be submitted to and agreed in writing with the Planning Authority before the commencement of the development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance. Or... In lieu of the open space being developed by the applicants, a financial contribution of £300. per house shall be paid to the County Council to enable this work to be carried out. This cost to be paid on a phased basis as agreed with the Planning Authority.

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

- 10 That the quay wall, rock armour and public promenade including paving seating, boundary details, sculpture and water/bridge feature shall be constructed and finishes in a manner appropriate to a high amenity marine location and with due regard to public safety and full details shall be submitted to and agreed, in writing, by the Planning Authority before development commences.

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

- 11 That details of the Management Agreement for the maintenance and control of the site be submitted for the written agreement of the Planning Authority prior to the commencement of development.

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

- 12 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON: In the interest of reducing air pollution.

- 13 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

- 14 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

- 15 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is

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considered reasonable that the Council should recoup the cost.

- 16 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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

- 17 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains, forming part of the development, until taken in charge by the Council.

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

- 18 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or the storage of plant, materials or spoil.

REASON: To protect the amenities of the area.

NOTE: This grant of permission does not oblige the Planning Authority to grant a compliance with condition no. 14 to relocate, the house in Block 20 replaced by the Security Lodge. The relocation of this house should be the subject of a separate planning application.

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