

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0551	
1. Location	Movie Master, Ballyowen Castle Shopping Centre, Ballyowen, Lucan, Co. Dublin.		
2. Development	Modifications to existing premises comprising of (a) first floor office area complete with tea station and toilet block (b) office entrance door at ground level, (c) retention of existing signage.		
3. Date of Application	07/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/10/1998 2.	1. 23/10/1998 2.
4. Submitted by	Name: RC. Design Services, Address: 'Moyalla', 2 Wynberg Park,		
5. Applicant	Name: Mr. C. O'Connor, Address: Ballyowen Castle Shopping Centre, Ballyowen, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2545 Date 16/12/1998	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 0178 Date 29/01/1999	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
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R.C. Design Services,
'Moyalla',
2 Wynberg Park,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF PERMISSION

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1993

Final Grant Order Number	0178	Date of Final Grant	29/01/99
Decision Order Number	2545	Date of Decision	16/12/99
Register Reference	S98A/0551	Date	7 th August 1998

Applicant Mr. C. O'Connor,

Development Modifications to existing premises comprising of (a) first floor office area complete with tea station and toilet block (b) office entrance door at ground level, (c) retention of existing signage.

Location Movie Master, Ballyowen Castle Shopping Centre, Ballyowen, Lucan, Co. Dublin.

Floor Area

Time Extension(s) up to and including

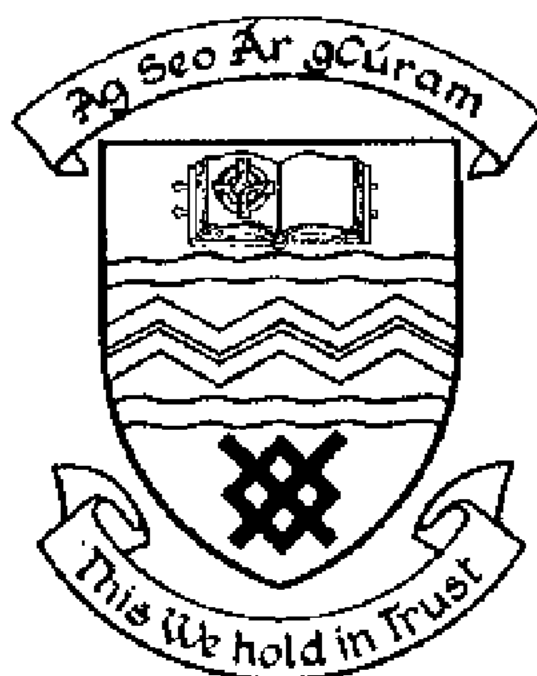
Additional Information Requested/Received 05/10/98 /23/10/98

A Permission has been granted for modification to existing premises comprising of (a) first floor office area complete with tea station and toilet block (b) office entrance door at ground level subject to the following (8) conditions:

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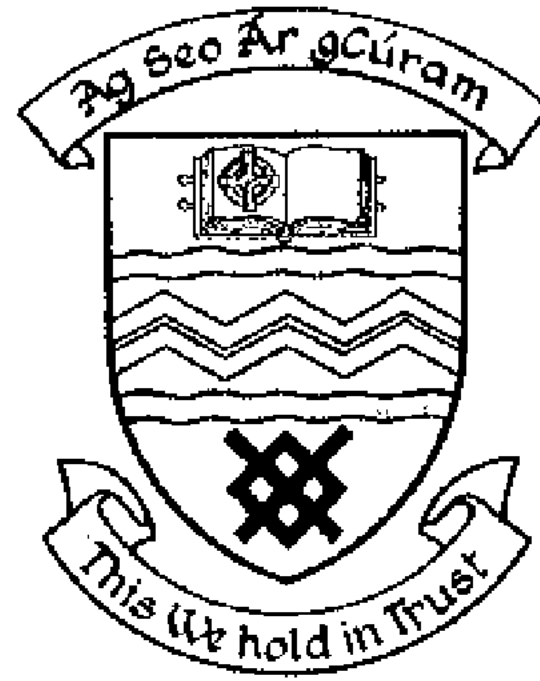
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on the 7th August 1998 as amended by the plans and particulars received on the 23rd October 1998 save as may be required by the following conditions.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That prior to commencement of development 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.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 That the car parking provision indicated on Drawing No. 98-63-02 Rev. A, received by the Planning Authority on the 23rd October 1998 shall be finished in a material which complements the existing paviour finish around the shopping centre and shall be clearly marked out and available for car parking prior to occupation of the office area.
REASON:
In the interests of traffic safety and the proper planning and development of the area.
- 5 That no illumination be erected to the signage without the prior approval from the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 6 Notwithstanding the details submitted two window opening, only, shall be developed in the gable wall. They shall have a positive vertical emphasis and shall be of a finish which integrates with the finish of the existing building. An elevation drawing showing the revised fenestration in the gable wall shall be submitted to and be agreed with the Planning Authority prior to commencement of development.
REASON:
To ensure the integration of the proposal and the preservation of the amenities of the area.
- 7 That a financial contribution in the sum of £1,211 (one thousand two hundred and eleven pounds) be paid by the proposer to South 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.

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- 8 That a financial contribution in the sum of money equivalent to the value of £1,292 (one thousand two hundred and ninety two pounds) 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 proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this develop; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

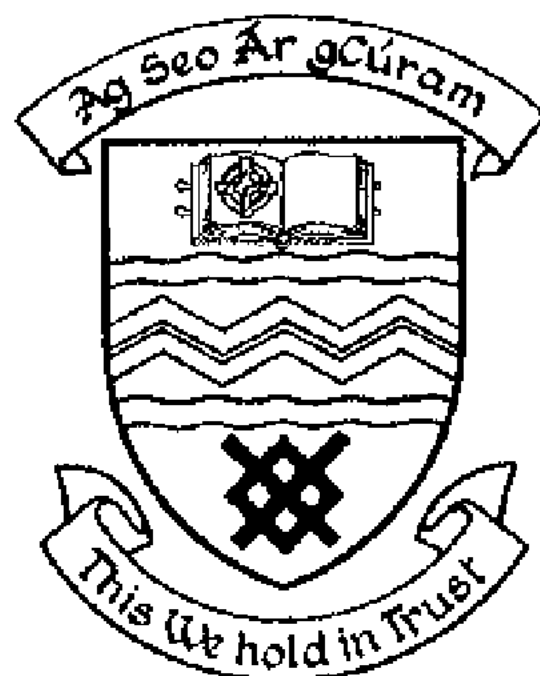
A Permission has been refused for the retention of signage to the retail unit (Sign 1) and the signage for the Eurospar (Sign 3) on the gable wall of the building for the following (1) reason:

- 1 The advertisement would in themselves and when taken with the other sign on the gable wall by reason of scale, visual clutter, unsympathetic nature and obtrusiveness be contrary to the policies and objectives of the Dublin County Development Plan 1993, be harmful to the visual and residential amenities of the area and therefore contrary to the proper planning and development of the area.

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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

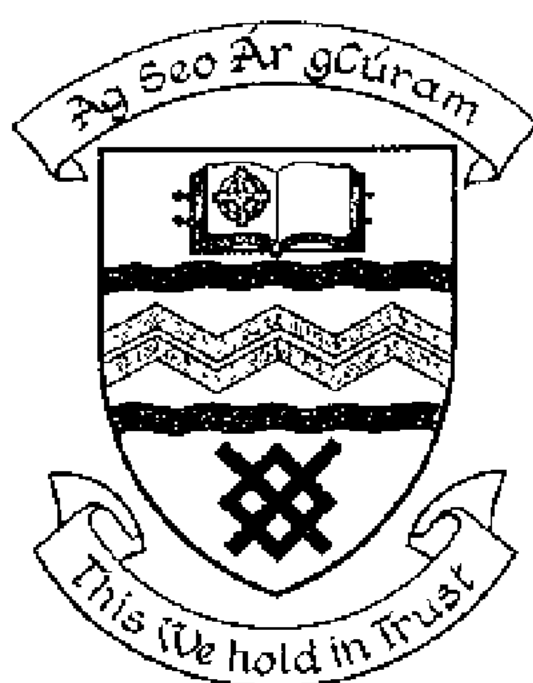
Signed on behalf of South Dublin County Council.


..... 2nd March 1999
for SENIOR ADMINISTRATIVE OFFICER

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**NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2545	Date of Decision 16/12/98
Register Reference S98A/0551	Date 7th August 1998

Applicant Mr. C. O'Connor,
Development Modifications to existing premises comprising of (a) first floor office area complete with tea station and toilet block (b) office entrance door at ground level, (c) retention of existing signage.

Location Movie Master, Ballyowen Castle Shopping Centre, Ballyowen, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/10/98 /23/10/98

In pursuance of its functions under the above mentioned Acts, the South 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 & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

signed on behalf of the South Dublin County Council.

16/12/98

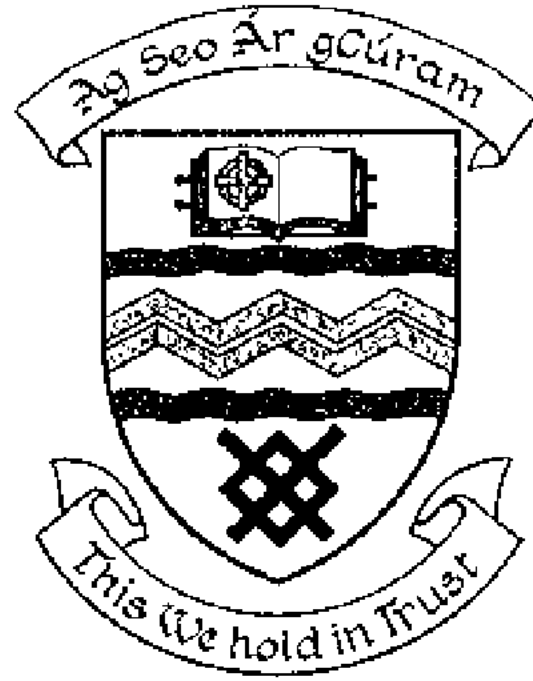
.....
for SENIOR ADMINISTRATIVE OFFICER

RC. Design Services,
'Moyalla',
2 Wynberg Park,
Blackrock,
Co. Dublin.

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A decision to **Grant Permission** for the modifications to the existing premises comprising of (a) first floor office area (b) office entrance door at ground level (c) the signage to the front elevation of the retail unit (signs 4 & 5) and the signage for the Ballyowen Castle Shopping Centre (Sign 2) on the gable wall subject to (8) condition & reason specified in Schedule 1.

Schedule 1

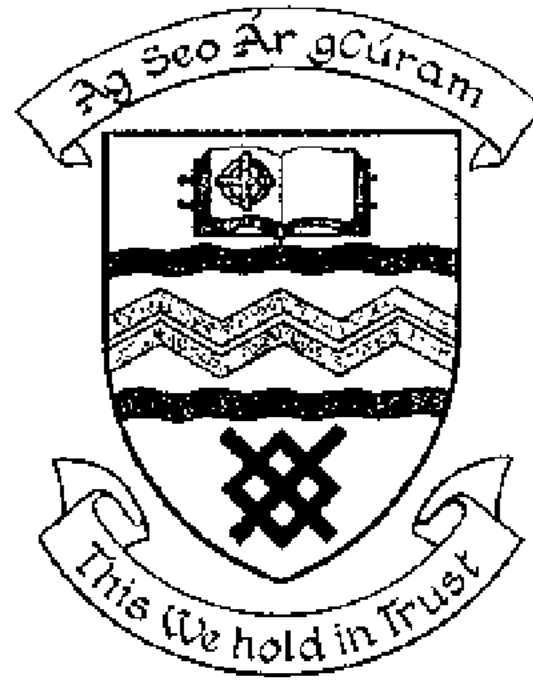
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on the 7th August 1998 as amended by the plans and particulars received on the 23rd October 1998 save as may be required by the following conditions.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That prior to commencement of development 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.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 That the car parking provision indicated on Drawing No. 98-53-02 Rev. A, received by the Planning Authority on the 23rd

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October 1998 shall be finished in a material which complements the existing paviour finish around the shopping centre and shall be clearly marked out and available for car parking prior to occupation of the office area.

REASON:

In the interest of traffic safety and the proper planning and development of the area.

- 5 That no illumination be erected to the signage without the prior approval from the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interests of the proper planning and development of the area.

- 6 Notwithstanding the details submitted two window openings, only, shall be developed in the gable wall. They shall have a positive vertical emphasis and shall be of a finish which integrates with the finish of the existing building. An elevation drawing showing the revised fenestration in the gable wall shall be submitted to and be agreed with the Planning Authority prior to commencement of development.

REASON:

To ensure the integration of the proposal and the preservation of the amenities of the area.

- 7 That a financial contribution in the sum of £1,211 (one thousand two hundred and eleven pounds) be paid by the proposer to South 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 8 That a financial contribution in the sum of money equivalent to the value of £1,292 (one thousand two hundred and ninety two pounds) 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 proposer to South Dublin County Council towards the cost of roads improvements and 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.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

A decision to **Refuse Permission** for the retention of the signage to the retail unit (Sign 1) and the signage for the Eurospar (Sign 3) on the gable wall of the building for the (1) reasons specified in Schedule 2.

Schedule 2

Reasons

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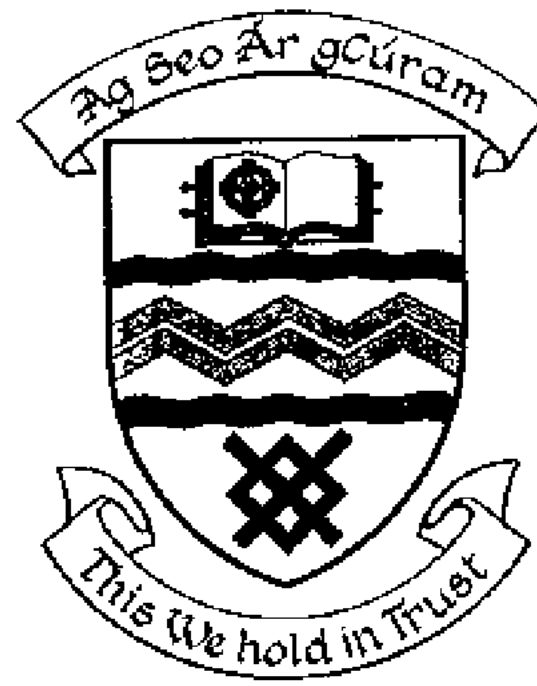
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- 1 The advertisements would in themselves and when taken with the other sign on the gable wall by reason of scale, visual clutter, unsympathetic nature and obtrusiveness be contrary to the policies and objectives of the Dublin County Development Plan 1993, be harmful to the visual and residential amenities of the area and therefore contrary to the proper planning and development of the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2022	Date of Decision 05/10/98
Register Reference S98A/0551	Date 7th August 1998

Applicant Mr. C. O'Connor,
Development Modifications to existing premises comprising of (a) first floor office area complete with tea station and toilet block (b) office entrance door at ground level, (c) retention of existing signage.

Location Movie Master, Ballyowen Shopping Centre, Ballyowen, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 07/08/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit site layout plan to indicate if and how provision can be made for four car spaces in the space to the rear of the premises in accordance with current Development Plan standards and to submit evidence as to whether he has control over this space.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

05/10/98

RC. Design Services,
'Moyalla',
2 Wynberg Park,
Blackrock,
Co. Dublin.