

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S98A/0035	
1. Location	Templeogue Road, (beside Templeogue Inn), Templeogue Village, Dublin 6W.			
2. Development	Demolition of existing two storey structure and the construction of a single and 2 storey structure with retail space on ground floor and office space on first floor at Westbury Furniture.			
3. Date of Application	23/01/98	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 05/02/98 2.	1. 09/02/98 2.	
4. Submitted by	Name: Fenton-Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place, Dublin 2.			
5. Applicant	Name: Port Walls Limited, Address: Hollywood House, Glenealy, Co. Wicklow.			
6. Decision	O.C.M. No. 0634 Date 06/04/98	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION		
8. Appeal Lodged	01/05/98	Written Representations		
9. Appeal Decision	31/08/98	Grant Permission		
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.				

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98A/0035

APPEAL by Tony Lawless care of Boland and Associates of 8 Clyde Lane, Ballsbridge, Dublin against the decision made on the 6th day of April, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Port Walls Limited care of Fenton-Simons of 29 Fitzwilliam Place, Dublin for development comprising demolition of existing two-storey structure and the construction of a single and two-storey structure with retail space on ground floor and office space on first floor at Westbury Furniture, Templeogue Road, (beside Templeogue Inn), Templeogue Village, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the location of the proposed development in an area where the zoning objective as set out in the current development plan for the area is "to protect, provide for and/or improve local/neighbourhood centre facilities", and the availability of public off-street car parking facilities in the area, it is considered that the proposed development would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

2. Prior to the commencement of development, the developer shall submit detailed proposals for the written agreement of the planning authority for,
 - (1) a revised front building line. This building line shall be situated 3 metres behind the building line set by the Templeogue Inn to the east of the front boundary of the site, and shall then be aligned to correspond with the front building line of the adjacent shops to the west, and

- (2) a paving scheme for the area between the front building line and the front boundary of the site. Such works shall be carried out at the developer's expense and in accordance with the requirements of the planning authority.

Reason: In the interests of accommodating the provision of public footpaths, cycleways and cycle parking in the interests of traffic safety and amenity.

3. Prior to the commencement of development, the developer shall submit proposals for the written agreement of the planning authority providing for refuse storage areas and cycle parking facilities to be provided for each retail unit and the proposed office.

Reason: In the interest of public health.

4. Details of the materials, colours and textures of all the external finishes to the proposed development, including the design finishes and signage for the proposed shopfronts, shall be submitted to and agreed in writing with the planning authority before the commencement of construction of the development.

Reason: In the interest of orderly development and the visual amenities of the area.

5. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

6. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public water supplies and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

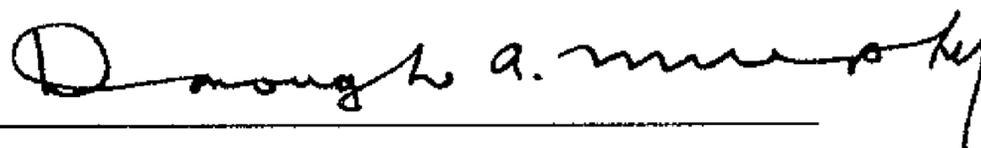
Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

Dom.

7. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of car parking facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

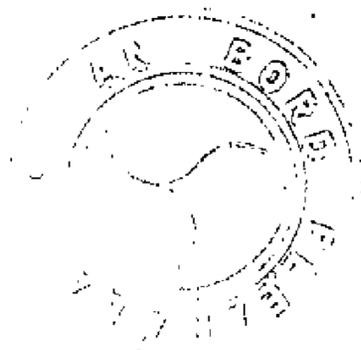
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

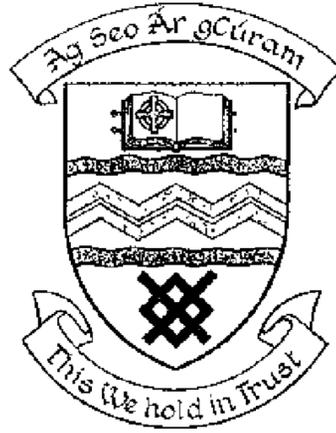


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 31st day of August 1998.



**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 0634	Date of Decision 06/04/98
Register Reference S98A/0035	Date 23rd January 1998

Applicant Port Walls Limited,

Development Demolition of existing two storey structure and the construction of a single and 2 storey structure with retail space on ground floor and office space on first floor at Westbury Furniture.

Location Templeogue Road, (beside Templeogue Inn), Templeogue Village, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/02/98 /09/02/98

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** in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 06/04/98
for SENIOR ADMINISTRATIVE OFFICER

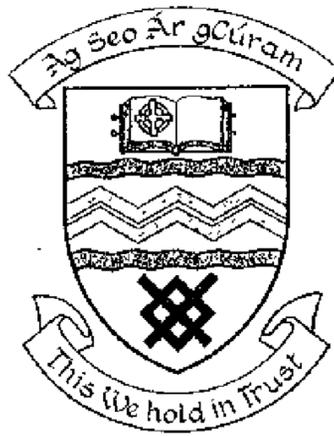
Fenton-Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

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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 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.

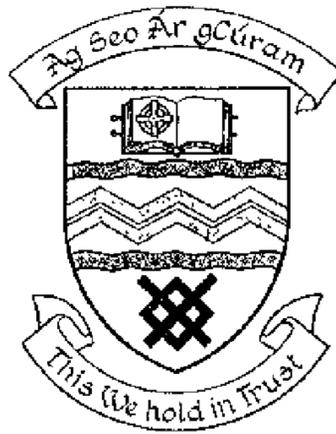
- 2 That the building line shall be setback, so that it is set back at least 3m from the building line established at the east end by Templeogue Inn running to the front building line of the shops at the west side of the site and involving a reduction of approx. 50sq.m. of ground floor area. Revised drawings shall be submitted for written agreement with the Planning Authority (N.B. The applicant is advised to consult with the Roads Department prior to submission of any details).
REASON:
To accommodate provision of a public footpath, cycleway and cycle parking which are part of the village improvement works which will benefit the development, and to provide a satisfactory building line.

- 3 That the applicant shall provide facilities for parking of bicycles and a refuse bin at his own expense between the proposed premises and public footpath. Details to be submitted for the written agreement of the Planning Authority prior to commencement of development on site.
REASON:
In the interest of public amenities and health.

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- 4 That a refuse storage area be provided for each unit within the premises in addition to the requirements of condition no. 3 prior to commencement of development on site.

REASON:

In the interest of public health.

- 5 That the hours of delivery to the proposed premises be outside the following hours 7.30a.m. - 10.00a.m. and 3.30p.m. - 7.00p.m. Monday to Friday inclusive.

REASON:

In the interest of traffic safety.

- 6 That the front elevation shall be constructed of/faced with red-brick which is harmonious with the village.

REASON:

In the interest of visual amenity and orderly development.

- 7 That the gable fronts be omitted from the development and the windows be revised to vertical proportions. Revised drawings shall be submitted for written agreement with the Planning Authority prior to commencement of development.

REASON:

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

- 8 In respect of shopfront design the following shall apply:-

- . all materials to be of high quality and all materials and finishes and colour schemes shall be subject to written agreement with the Planning Authority.
- . lettering shall be individually mounted or painted onto the fascia and all signage shall require a

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grant of approval by the Planning Authority or An
Bord Pleanála on appeal.

REASON:

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

- 9 That the footpath between the building and the edge of the
carriageway shall be paved to a high standard and to a
pattern which is harmonious with the village improvement
scheme for the area. All works to be carried out at the
applicant's expense. Details of an acceptable pattern of
paving shall be discussed and agreed in writing with the
Planning Authority prior to commencement of development.

REASON:

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

- 10 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.

- 11 That the water supply and drainage arrangements, including
the disposal of surface water, be in accordance with the
requirements of the South Dublin County Council and in this
regard all requirements of the Environmental Services
Department of the Planning Authority shall be ascertained
and strictly adhered to in the development.

REASON:

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

- 12 That a financial contribution in the sum of £4,683 (four
thousand six hundred and eighty three 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

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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.

- 13 That a financial contribution in the sum of money equivalent to the value of £11,000 (eleven thousand 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.

- 14 That all public services to the proposed building including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

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

Order Number 0224	Date of Order 05/02/98
Register Reference S98A/0035	Date 23rd January 1998

Applicant Port Walls Limited,

Development Demolition of existing two storey structure and the construction of a single and 2 storey structure with retail space on ground floor and office space on first floor at Westbury Furniture.

Location Templeogue Road, (beside Templeogue Inn), Templeogue Village, Dublin 6W.

Dear Sir/Madam,

An inspection carried out on 30/01/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Fenton-Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

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- (a) Applicant's name
- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

05/02/98