

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0536	
1. Location	Ballyowen Castle Shopping Centre, Ballyowen, Lucan, Co. Dublin.		
2. Development	Retention of 1 fascia sign above main entrance to EuroSpar, Anchor Unit, 3 Gable Wall mounted signs, 1 over main lobby, 1 over unit 9, 1 over unit 1, 4 totem signs at car park, and 1 advertising hoarding at east boundary wall.		
3. Date of Application	22/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Larkin & Partners Architects, Address: 1 Fitzwilliam Street Upper, Dublin 2.		
5. Applicant	Name: Farandare Ltd., Address: 23 Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 2066  Date 20/10/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/11/97	Written Representations	
9. Appeal Decision	16/03/98	Grant Permission & Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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 1993

County South Dublin

Planning Register Reference Number: S97A/0536

**APPEAL** by Farandare Limited care of McHugh Consultants of 16 Herbert Place, Dublin against the decision made on the 20th day of October, 1997 by the Council of the County of South Dublin to refuse permission for the retention of the fascia sign above main entrance to Eurospar Anchor Unit, three gable wall mounted signs, one over main lobby, one over unit 9 and one over unit 1, four totem signs in the car park and one advertising hoarding at the eastern boundary wall at Ballyowen Castle Shopping Centre, Ballyowen, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

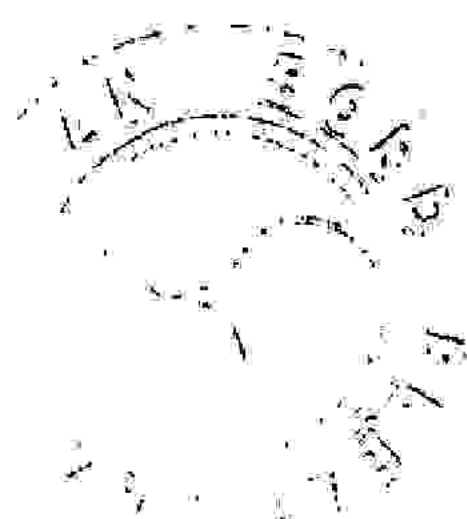
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said fascia sign above the main entrance, the said gable wall mounted sign over the main lobby and two totem signs in the car park (numbers 5 and 8) in accordance with the said plans and particulars, and the said permission is hereby granted. Furthermore, permission is hereby refused for the retention of the said gable wall signs over units 9 and 1, two totem signs (numbers 6 and 7) and the said advertising hoarding at the eastern boundary wall for the reason set out in the Second Schedule hereto.

## FIRST SCHEDULE

It is considered that these signs would not seriously injure the amenities of the area and would be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

It is considered that these signs would result in unnecessary clutter and would seriously injure the amenities of the area.



*P. O' Sullivan*  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 16<sup>th</sup> day of March 1998.



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



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

Telefon: 01-462 0000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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Dublin 24.

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

<b>Decision Order Number 2066</b>	<b>Date of Decision 20/10/97</b>
<b>Register Reference S97A/0536</b>	<b>Date 22nd August 1997</b>

**Applicant** Farandare Ltd.,

**Development** Retention of 1 fascia sign above main entrance to EuroSpar, Anchor Unit, 3 Gable Wall mounted signs, 1 over main lobby, 1 over unit 9, 1 over unit 1, 4 totem signs at car park, and 1 advertising hoarding at east boundary wall.

**Location** Ballyowen Castle Shopping Centre, Ballyowen, Lucan, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

20/10/97

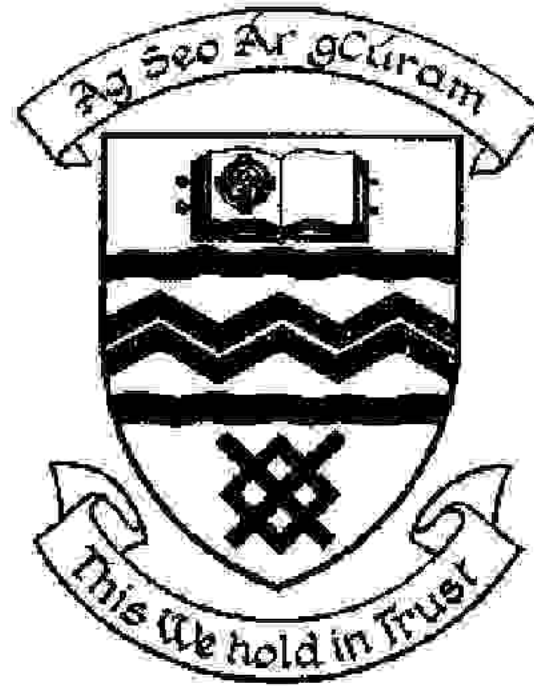
Larkin & Partners Architects,  
1 Fitzwilliam Street Upper,  
Dublin 2.

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**Reasons**

- 1 Having regard to the extent and scale of the advertisements and the advertisement panels and structures as well as the visual obtrusiveness and unsympathetic nature of the development in the context of a Neighbourhood Centre and the proximity of the signs to Ballyowen Castle, it is considered that the advertisements and the advertisement panels and structures materially contravene a development objective of the Dublin County Development Plan 1993 i.e. zoning objective 'A1', "to provide for new residential communities in accordance with approved Action Area Plans" in the Dublin County Development Plan 1993, are harmful to visual and residential amenity and contrary to the proper planning and development of the area.
- 2 The advertisements and the advertisement panels/structures having regard to their number, scale, location on the building and proximity to pedestrian areas are contrary to the policies and objectives of the Dublin County Development Plan 1993 as they affect advertising and advertising panels/structures. The development is therefore contrary to the proper planning and development of the area.
- 3 The development in itself and taking account of the other retail and commercial outlets in the Ballyowen Neighbourhood Centre would set an undesirable precedent for other similar developments which would in themselves and cumulatively by reason of scale, visual clutter, unsympathetic nature and obtrusiveness as well as harm to visual and residential amenity be contrary to the policies and objectives of the Dublin County Development Plan 1993 and be contrary to the proper planning and development of the area, and depreciate the value of property in the area.

**SOUTH DUBLIN COUNTY COUNCIL**  
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