

# COMHAIRLE CHONTAE ÁTHA CLIATH S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE  YA/288
1. LOCATION	Old Bawn Road, Tallaght, Co. Dublin.	
2. PROPOSAL	Neighbourhood shops and bank	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	22nd Feb., 1983
	(a) Requested	Date Further Particulars (b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name Fergal MacCabe, Address 33, Fitzwilliam Place, Dublin 2.	
5. APPLICANT	Name Southside Taveras Ltd., Address "The Foxes Covert", Main St., Tallaght, Co. Dublin.	
6. DECISION	O.C.M. No. PA/780/83	Notified 31st March, 1983
	Date 31st March, 1983	Effect To refuse permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 25th May, 1983	Decision Permission granted by An Bord Pleanala
	Type 1st Party	Effect 14th Feb., 1985
9. APPLICATION SECTION 26 (3)	Date of application	Decision  Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

AN BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County Dublin

Planning Register Reference Number: Y.A. 288

**APPEAL** by Southside Taverns Limited, of "The Foxes Covert", Main Street, Tallaght, County Dublin, against the decision made on the 31st day of March, 1983, by the Council of the County of Dublin, to refuse permission for the erection of neighbourhood shops and a bank on a site at Old Bawn Road, Tallaght, 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 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said neighbourhood shops and bank, 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

The Board considers that provided the conditions set out in the Second Schedule hereto are complied with, the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Prior to the commencement of development, the location and details of the access from Old Bawn Road to the site shall be agreed between the developers and the planning authority or, failing agreement, shall be as determined by An Bord Pleanála.

**Reason:** To ensure orderly development and satisfactory traffic movements in the interests of public safety.

2. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be as agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.

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

SECOND SCHEDULE

3, The developers shall pay a sum of money to the Dublin County Council as a contribution towards the improvement of the road network in the area. The amount to be paid and the time and method of payment shall be as agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.

**Reason:** The improvement of the road network in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of such improvement.

4. The site shall be planted and landscaped in accordance with a scheme to be submitted to and agreed with the planning authority prior to the commencement of development or, failing such agreement, as may be determined by An Bord Pleanála.

**Reason:** In the interests of visual amenity.

5. Details of all advertisement signs and structures proposed to be erected in connection with the proposed development shall be subject to prior agreement with the planning authority or, failing such agreement, shall be as determined by An Bord Pleanála.

**Reason:** In the interests of visual amenity.

6. All wired or piped services for the proposed development shall be located underground throughout the site.

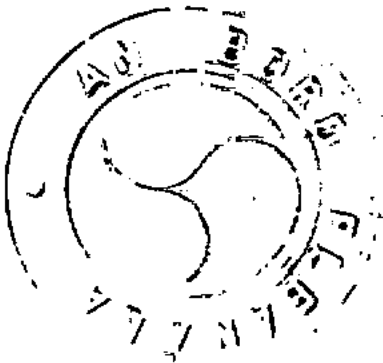
**Reason:** In the interests of visual amenity.

*John Hayes*

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

Dated this 14<sup>th</sup> day of February

1985.



# DUBLIN COUNTY COUNCIL

Phone 724755  
Fax: 262/264

PLANNING DEPARTMENT  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

## NOTIFICATION OF A DECISION TO REFUSE:

~~DECLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

To;

..... **Fergal McCabe,** ..... Register Reference No. .... **YA 288** .....

..... **33 Fitzwilliam Place,** ..... Planning Control No. .... **14455** .....

..... **Dublin 2.** ..... Application Received. .... **22.2.83** .....

..... Additional Inf. Recd. .... .....

APPLICANT ..... **Southside Taverns Limited** .....

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ **A/780/83** ..... dated **31st March, 1983** ..... decide to refuse:

~~DECLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For..... **proposed neighbourhood shops and bank at Old Hawk Road, Tallaght** .....

for the following reasons:

1. The proposed development is located in an area zoned 'A' - to preserve and improve residential amenity. The proposed commercial development would be contrary to the zoning and hence contrary to the proper planning and development of the area.
2. The proposed development would seriously damage the residential amenities of existing dwellings adjoining the site particularly by reason of noise, visual intrusion and the general incompatible nature of the commercial activity.
3. The proposed development which provides for a significant shopping and services content does not conform with the overall shopping/service centre policy for Tallaght which envisages a four tier structure of Local, Neighbourhood District and Town Centre units. The present proposal to introduce a significant and unplanned for element into the existing and planned hierarchy would adversely affect the planned provision of shopping elsewhere in Tallaght and particularly the Tallaght Town Centre Development. In addition it would prejudice the Local Authorities objectives for the existing village which envisage preservation of the existing character and form of the village and retention of the present balance of commercial to residential uses.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date..... **31st March, 1983** .....

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Dublin 1, and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.