

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.7176/6923	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA799 S
1. LOCATION	Orchard Road, Clondalkin, Co. Dublin.		
2. PROPOSAL	new shop		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 15.5.78	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name J.P. Davis, Address 17 Zion Road, Dublin 6.		
5. APPLICANT	Name Mr. George Cowan & Sons, Address Orchard Road, Clondalkin, Co. Dublin.		
6. DECISION	O.C.M. No. P/2704/78 Date 13th July, 1978	Notified 13th July, 1978 Effect Permission Refused	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 15th August, '78 Type 1st Party	Decision 12th January 1979 Effect Permission granted by An Bord Pleanála	
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.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

PL. 6/5/43061

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number : R.A. 799

APPEAL by George Cowen and Sons of Orchard Road, Clondalkin, County Dublin, against the decision made on the 13th day of July, 1978, by the Council of the County of Dublin deciding to refuse to grant a permission for the erection of a shop at Orchard Road, Clondalkin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the erection of the said shop in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions in the Second Schedule are complied with, it is not considered that reconstruction and expansion of existing business premises, located in an area zoned to provide for shopping and commercial development, would be injurious to the amenities of the area, or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. Parking bays numbered fifty-seven to sixty-four, inclusive and one to three, inclusive, on the lodged plans shall be omitted and replaced by landscaped areas.	1. In the interests of the visual amenities of the area and of traffic safety.
2. Details of the loading bay and provision for refuse containers shall be as agreed with the planning authority.	2. To ensure a proper standard of development.
3. 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 agreed between the developers and the said Council before the development is commenced or failing	3. 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 (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
agreement, shall be as determined by An Bord Pleanála.	
4. Existing hedges and trees around the perimeter of the site shall not be interfered with.	4. In the interests of the visual amenities of the area.

SEAN O'BRIEN

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

Dated this 12 day of January 1978

L. S. I

DUBLIN COUNTY COUNCIL

TELEPHONE: 742951 (EXT. 143 and 145)

Planning Department,
46-49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION REFUSING: ~~OUTLINE PERMISSION~~: PERMISSION: ~~APPROVAL~~: LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: **J.P. Davis,**
17, Zion Rd.,
Dublin 5.

Register Reference No. **8A.799**

Planning Control No. **7175/6923**

Application received **15/5/78**

APPLICANT: **Mr. G. Cowan & Sons.**

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order **P/2704/78** dated **13th July, 1978.**

~~OUTLINE PERMISSION~~: PERMISSION: ~~APPROVAL~~,

for **Proposed new shop at Orchard Rd., Clondalkin.**

for the following reasons:

1. The proposed development would endanger public safety by reason of traffic hazard because the volume of traffic likely to be generated by it would be excessive having regard to the location of the site in close proximity to several substandard junctions.
2. The proposed development is premature pending the determination of an overall road network for the area and the construction of a road which would facilitate the by-passing of the existing village nucleus.
3. The proposed development would result in serious injury to the amenity of occupants of the existing house which is shown to be retained.
4. Development of the site as proposed would represent piecemeal development resulting in a most unsatisfactory frontal elevation as seen from the road.
5. The loading and unloading area is inadequate and no suitable provision has been made for waste containers etc. The structure is located too far to the rear of the site with inadequate provision for vehicular access along the flank of the building. A passageway of 20-ft., should have been provided for between the building and the site boundary.

Signed on behalf of the Dublin County Council:

JK
for Senior Administrative Officer
13th July, 1978.

Date:

NOTE: An appeal against the decision may be made to the Minister 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 the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.