COMHAIRLE CHONTAE ATHA CLIATH

| DN 5/5 | 1 20 | | | · · · · · · · · · · · · · · · · · · · | | | |
|--|---|-------------------------------------|---------------------------------------|---------------------------------------|--|--|--|
| File Reference P.C.14035 | LO | CAL GOVERNMENT (P DEVELOPMENT) A | LANNING AND CT 1963 & 1976 | REGISTER REFERENCE | | | |
| | | PLANNING REG | RA1492 | | | | |
| I. LOCATION | 5/11 Whitehall Road West, Crumlin Cross, S | | | | | | |
| 2. PROPOSAL | * | Shopping I |)evelopment | , | | | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received | Date Furth (a) Requested 1. 3/11/78 | | | | |
| | P. | 6.9.78 | 2 | 2 | | | |
| | Name | | | | | | |
| 4. SUBMITTED BY | Address 8 Rostrevor Terrace, Orwell Road, Rathgar, D 6. | | | | | | |
| 5. APPLICANT | Name Emerald Contract Cleaners Ltd., | | | | | | |
| J. M. FLIGAINI | Address C/o Fintan P. Flannelly & Co., Biotox House, 82 Ranelagh Road, Dublin 6. | | | | | | |
| 6. DECISION | O.C.M. | No. P/1160/79 | Notified 2 | 3rd March 1979 | | | |
| 100 March 100 Ma | Date | 23/3/79 | Effect To r | efuse permission | | | |
| 7. GRANT | O.C.M. | : = #*** | Notified | | | | |
| | Date | | Effect | | | | |
| 8. APPEAL | Notified | | Decision Pe | rmission granted, | | | |
| | Туре | | Effect 27 | th June 1980 | | | |
| 9. APPLICATION | Date of | | Decision | | | | |
| SECTION 26 (3) | applicat | ion | Effect | | | | |
| 10. COMPENSATION | Ref. in Compensation Register | | | | | | |
| 11. ENFORCEMENT | Ref. in Enforcement Register | | | | | | |
| 12. PURCHASE NOTICE | | <u> </u> | * ======= | | | | |
| 13. REVOCATION or AMENDMENT | | | | | | | |
| 14. | | *** | | | | | |
| 15. | | | | | | | |
| 16. | | V: | · · · · · · · · · · · · · · · · · · · | : | | | |
| Prepared by | # (************************************ | Copy issued by | MANUFACTOR OF THE SECOND | Rarieteav | | | |
| Checked by | W. T. L. W. | | Copy issued by Regis | | | | |
| Grid Ref. O | S. Sheet | Co. Accts, Receipt No | | | | | |
| | | | | | | | |
|] . | | 1 | | | | | |



PL. 6/5/45214

AN BORD PLEANALA

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

Planning Register Reference Number: R.A. 1492

APPEAL by Emerald Contract Cleaners Limited, care of Paul D. Griffin 8, Rostrevor Terrace, Orwell Road, Rathgar, Dublin against the decision made on the 23rd day of March, 1979, by the Council of the County of Dublin deciding to refuse to grant a permission for development described as the construction of eight single-storey shopping units and ancillary development on a site at 5-11, Whitehall Road West, Crumlin Cross, 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 said development 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 set out in the Second Schedule hereto are satisfactorily complied with, it is not considered that the proposed development would be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions

1. 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 agreement, shall be as determined by An Bord Pleanala.

Column 2 - Reasons for Conditions

1. 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.

Contd./....

SECOND SCHEDULE

Column 1 - Conditions

2. Only one entrance to the site, not greater than 20 feet in width, shall be provided, and it shall be located at the south-western boundary of the site. Details of the location and design of the entrance shall be submitted to and agreed with the planning authority before development is commenced or, in default of agreement, shall be as determined by An Bord Pleanala.

3. The new front boundary wall of the site shall be not greater than 3 feet 6 inches in height, and details of its location and design and of the treatment of the area between the new front boundary and the existing boundary shall be submitted to and agreed with the planning authority before any development is commenced or, in default of agreement, shall be as determined by An Bord Pleanala.

- 4. The proposed eight shops shall be constructed ind used as single units in accordance with the plans submitted and no amalgamation of any of the units with any other shall take place unless permission for such amalgamation has been granted by the planning authority or by An Bord Pleanala on appeal.
- 5. The north, north-west and south-west boundaries shall be treated and the site generally shall be landscaped and planted and public lighting provided in accordance with a scheme to be.

Column 2 - Reasons for C

2. In the interests of posafety.

3. In the interests of pusafety and to facilitate froad improvements proposed planning authority.

- 4. The proposed development acceptable as a scheme to proposed relatively small neighbourhood any amalgamation of units work result in unacceptable trafficiand traffic congestion and it considered essential that any amalgamation that may be proposhould be subject to planning
- 5. In the interests of visual public safety and orderly deven

Cont

SECOND SCHEDULE

Column 1 - Conditions

- 2. Only one entrance to the site, not greater than 20 feet in width, shall be provided, and it shall be located at the southwestern boundary of the site. Details of the location and design of the entrance shall be submitted to and agreed with the planning authority before development is commenced or, in default of agreement, shall be as determined by An Bord Pleanala.
- of the site shall be not greater than 3 feet 6 inches in height, and details of its location and design and of the treatment of the area between the new front boundary and the existing boundary shall be submitted to and agreed with the planning authority before any development is commenced or, in default of agreement, shall be as determined by An Bord pleanala.
- 4. The proposed eight shops shall be constructed and used as single units in accordance with the plans submitted and no amalgamation of any of the units with any other shall take place unless permission for such amalgamation has been granted by the planning authority or by An Bord Pleanala on appeal.
- 5. The north, north-west and south-west boundaries shall be treated and the site generally shall be landscaped and planted and public lighting provided in accordance with a scheme to be

Column 2 - Reasons for Conditions

In the interests of public safety.

3. In the interests of public safety and to facilitate future road improvements proposed by the planning authority.

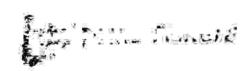
- 4. The proposed development is acceptable as a scheme to provide relatively small neighbourhood shops. Any amalgamation of units would result in unacceptable traffic hazard and traffic congestion and it is considered essential that any such amalgamation that may be proposed should be subject to planning control.
- In the interests of visual amenity, public safety and orderly development.

contd/....

SECOND SCHEDULE

| Column 1 - Conditions | Column | 2 - | Reasons | for | Conditions |
|--|--------|-----|---------|-----|------------|
| submitted to and agreed with the planning authority or, in default of agreement, as may be determined by An Bord Pleanala. | | | N | | |
| | | | | | |





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

Dated this 27 day of June 1980.

R.A. 1492

P.C. 14035

3rd November, 1978.

Mr. Paul D. Griffin. Architect, 8 Rostravor Terrace, Orwell Road, Rathgar, Dublin 6.

Re: Proposed shopping development at 5 - 11, Whitehall Road West, Crumlin Cross, for Emerald Contract Cleaners Limited.

A Chara,

With reference to your planning application received here on 6th September, 1978, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

- 1. Further information is required which should provide for the followings-
 - (a) Adequate and satisfactory off-street carparking spaces related to the scale of development proposed, as set out in the Development Plan; not less than 53 off-street cer parking spaces are required.
 - (b) The applicants' epscific proposals for providing adequate and eafe access, together with the required vision spleys in each direction, from a setback of 15'.
 - (c) Specific details of the proposed site boundary treatment and lendscaping proposals, together with datails of carpark erea lichtino.

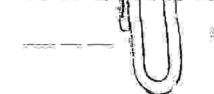
N.B. The applicant should mark his raply "Additional Information" and quote the Register Reference Number given above.

Mise le mess,

for Principal Officer.

DUBLIN COUNTY COUNCIL

Telephone 712355 Ext.: 143/145



PLANNING DEPARTMENT 46/49 Dame Street, Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:

CUTLINE PERMISSION: PERMISSION: APPROVAL LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

| To; | |
|--|--|
| Mr. Paul D. Griffin. | Register Reference No B.A. 1492 |
| Architect, | Planning Control No |
| 8, Rostrevor Terrace, | Application Received 6/.9/.7.8 |
| Orwell Road, Rathgar, | |
| APPLICANT Emerald Contract (| Cleanera Limited |
| In pursuance of its functions under the above mentioned | d Acts the Dublin County Council, being the Planning Authority for the |
| County Health District of Dublin, did by order, P/ 1160 decide to refuse: | 0/794 dated 23rd.Marchy1979 |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX | PERMISSION SARREGUAL |
| parking related to the scale of de of necessary road improvement work would endanger public safety by regeneration of additional vehicular | restricted site whith inadequate off-street car- evelopment proposed, in advance of the completion as on this section of Whitehall Road West, esson of traffic hazard because of the unacceptable as movements to and from and in the vicinity of the evily trafficked Crumlin Cross Junction. |
| Signed on behalf of the Dublin County Council | . W |
| a south of the popular country country in the south of th | for PRINCIPAL OFFICER |

Date 23rd March, 1979.

No Te: 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, Holbrook House, Holles Street, Dublin 2 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.