

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.14035	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA1492
1. LOCATION	5/11 Whitehall Road West, Crumlin Cross, Dublin 12		
2. PROPOSAL	Shopping Development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 6.9.78	Date Further Particulars (a) Requested 1. 3/11/78 (b) Received 1. 25/1/79 2. 2.
4. SUBMITTED BY	Name Mr. P.D. Griffin, Address 8 Rostrevor Terrace, Orwell Road, Rathgar, D 6.		
5. APPLICANT	Name Emerald Contract Cleaners Ltd., Address C/o Fintan P. Flannelly & Co., Biotox House, 82 Ranelagh Road, Dublin 6.		
6. DECISION	O.C.M. No. P/1160/79 Date 23/3/79		Notified 23rd March 1979 Effect To refuse permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type		Decision Permission granted, Effect 27th June 1980
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 byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

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

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
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.	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	Column 2 - Reasons for C
<p>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 Pleanála.</p>	<p>2. In the interests of public safety.</p>
<p>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 Pleanála.</p>	<p>3. In the interests of public safety and to facilitate future road improvements proposed by the planning authority.</p>
<p>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 Pleanála on appeal.</p>	<p>4. The proposed development is acceptable as a scheme to provide relatively small neighbourhoods. Any amalgamation of units would result in unacceptable traffic and traffic congestion and it is considered essential that any amalgamation that may be proposed should be subject to planning control.</p>
<p>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</p>	<p>5. In the interests of visual public safety and orderly development.</p>

Contd.

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<p>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</p>	<p>5. In the interests of visual amenity, public safety and orderly development.</p>

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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.	



[Signature]

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

Dated this 27th day of June 1980.

9491,
3/11
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 car parking spaces are required.
 - (b) The applicants' specific proposals for providing adequate and safe access, together with the required vision splay in each direction, from a setback of 15'.
 - (c) Specific details of the proposed site boundary treatment and landscaping proposals, together with details of carpark area lighting.

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

Miss is mass,



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:

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

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

To:

..... Mr. Paul D. Griffin, Register Reference No. ... E.A. 1492
..... Architect, Planning Control No. ... 14035
..... 8, Rostrevor Terrace, Application Received ... 6/9/78
..... Orwell Road, Rathgar, Additional Inf. Recd. ... 25/1/79
Dublin, 6.
APPLICANT Emerald Contract Cleaners 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/ 1160/79, dated 23rd March, 1979, decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For, .. proposed shopping development at 5-11, Whitehall Road West, Crumlin Cross, Dublin, 12.

for the following reasons:

1. The proposed development on this restricted site with inadequate off-street car-parking related to the scale of development proposed, in advance of the completion of necessary road improvement works on this section of Whitehall Road West, would endanger public safety by reason of traffic hazard because of the unacceptable generation of additional vehicular movements to and from and in the vicinity of the site in close proximity to the heavily trafficked Crumlin Cross Junction.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date.. 23rd March, 1979.

NOTE: An appeal against the decision may be made to An Bord Pleanála 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 Pleanála, 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 Pleanála will determine the application for permission as if it had been made to them in the first instance.