

File Reference P.C. 9846	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2851								
1. LOCATION	Junction of Knocklyon Road and Scholardstown Road.										
2. PROPOSAL	Shopping centre.										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 26.11.76	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1. 25/1/77</td> <td>1. 18/2/77</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. 25/1/77	1. 18/2/77	2.	2.
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(a) Requested	(b) Received										
1. 25/1/77	1. 18/2/77										
2.	2.										
4. SUBMITTED BY	Name A. C. Murray, Address 17, Clyde Road, Dublin, 4.										
5. APPLICANT	Name Multi Property Limited, Address C/o 18, Upper Mount St., Dublin, 2.										
6. DECISION	O.C.M. No. P/1206/77 Date 15/4/77		Notified 15th April, 1977 Effect To Grant Permission								
7. GRANT	O.C.M. No. Date		Notified Effect								
8. APPEAL	Notified 4th & 5th May, 1977 Type 3rd party		Decision 28th February, 1978 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

Checked by

Copy issued byRegistrar.

Date

Co. Accts. Receipt No.....

Grid Ref.

O.S. Sheet

PL 6/5/38719

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: K. 2851

pc 9846
gkH

APPEAL by Thomas Lee of Cherbury Mews, Knocklyon Road, County Dublin and others against the decision made on the 15th day of April, 1977, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Multi Property Limited care of 18, Upper Mount Street, Dublin, for the construction of a shopping centre on a site at the junction of Knocklyon Road and Scholarstown Road 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 construction of the said shopping centre in accordance with the said plans and particulars as amended by drawing number 304 lodged with An Bord Pleanála on the 7th day of July, 1977, 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

The proposed development accords with the general objectives of the planning authority for the area of which the site forms a part and provided the conditions set out in the Second Schedule are 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	Column 2 - Reasons for Conditions
1. The multi-pitched roof shown on the drawings lodged with the planning authority shall be replaced by a flat roof in general accordance with that shown on the said drawing numbered 304.	1. The Board sees no objection to the revised roof type proposed by the developers to meet the objections raised by the appellants.
	contd.....

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Land required by the planning authority along the southern boundary of the site for road improvements shall be reserved for that purpose.</p>	<p>2. To ensure that necessary road works are not inhibited.</p>
<p>3. A footpath 6 feet in width shall be constructed by the developers along the western boundary of the site.</p>	<p>3. In the interests of pedestrian safety.</p>
<p>4. Adequate provision shall be made by the developers for pedestrian movement between the proposed development and the adjoining church and school sites. Details of the work required to comply with the foregoing shall be submitted to the agreed with the planning authority or, in default of agreement, shall be as determined by An Bord Pleanála.</p>	<p>4. To facilitate pedestrian movement in the vicinity of the site.</p>
<p>5. All public services for the proposed development, including electrical, communal television and telephone cables and equipment shall be located underground throughout the entire site.</p>	<p>5, 6, 7 and 8. In the interests of visual amenity.</p>
<p>6. If fascia lighting is to be provided, it shall be of low intensity and prior to its installation the exact details shall be submitted to and agreed with the planning authority.</p>	
<p>7. No trees shall be topped, lopped or felled save with the prior approval of the planning authority.</p>	
<p>8. Within 12 months of the completion of construction of the development the planting and landscaping scheme shown on the lodged plans shall be carried out and it shall thereafter be satisfactorily maintained.</p>	

contd.....

SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>9. Provision shall be made by the developers, to the satisfaction of the planning authority, for adequate and satisfactory waste storage and disposal, including the provision of waste and litter containers.</p>	<p>9. In the interests of amenity and public health.</p>
<p>10. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.</p>	<p>10. In the interests of amenity and public safety.</p>
<p>11. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on 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 developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>11. 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.</p>
<p>12. Before the development is commenced the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of footpaths, sewers, watermain, drains, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the</p>	<p>12. To ensure the satisfactory completion of the development.</p>

contd.....

SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
security shall be as agreed between the planning authority and the developers or, failing such agreement, shall be as directed by An Bord Pleanála.	

JOHN S. CONWAY

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



Dated this 28th day of February 1978.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/~~XXXXXX~~ Local Government (Planning and Development) Act, 1963

To:

A.C. Murray, Esq.,

17 Clyde Road

Dublin 4.

Applicant: **Multi Property Limited.**

Decision Order
Number and Date **P/1206/77 15/4/77**

Register Reference No. **K.2851**

Planning Control No. **5846**

Application Received on **25/11/76**
Addit. Inf. rec'd **18/2/77**

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 dated as above make a decision to grant Permission/~~XXXXXX~~ for

Proposed shopping centre at junction of Kneeklyon Road, and Scholarstown Road, Co. Dublin

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 & 1964.
3. That a financial contribution in the sum of £5,700, (five thousand seven hundred pounds) be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	3. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
4. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open spaces or parks, sewers, watermain or drains has been given by:- (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £16,000 (sixteen thousand pounds) which shall be renewed by the developer from time to time as required during the course of the development	4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

Continued/...

on behalf of the Dublin County Council:

S. J. Law
Per. Senior Administrative Officer

Form 3

Date: **15th April, 1977.**

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
and kept in force by him until such time as the roads, open spaces, car-parks, sewers, water mains and drains are taken-in-charge by the Council. or/...	
(b) Lodgement with the Council of an agreed sum to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction, on the provision and completion of such services to standard specification. or/...	
(c) Lodgement with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority, and such sum lodged in any case has been acknowledged in writing by the Council. <u>Note:</u> When development has been completed the Council may pursue the bond to secure completion of the works required to bring the Estate up to the standard for taking in charge.	
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The applicants must consult with the Sanitary Services Engineer with regard to the Council's specific requirements in respect of both water supply and surface water.	5. In order to comply with the Sanitary Services Acts, 1878-1964.
6. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. The premises are not to be occupied until the Chief Fire Officer's requirements are met.	6. To protect the safety of persons occupying or employed in the structure or any adjoining structures.
7. That the necessary land required for Knocklyon Road Improvement Scheme be reserved as such and made available to the Council.	7. In the interests of the proper planning and development of the area.

Continued/.

[Signature]
for. Senior Administrative Officer.

Note:

If there is no appeal to the Minister for Local Government against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. The Applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal.
It should be addressed to:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/Approval Local Government (Planning and Development) Act, 1963

To:

A.C. Murray, Esq.,
Architect,
17 Clyde Road,
Dublin 4.

Decision Order Number and Date **P/1206/77 & 15/4/77**

K.2851

Register Reference No.

9846

Planning Control No.

25/11/76

Application Received on

Addt. Inf. rec'd 15/2/77

Applicant: **Muti Property Limited.**

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 dated as above make a decision to grant Permission/Approval for

Proposed shopping centre at junction of Knocklyon Road, and Scholarrstown Road,

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
<p>The improvement line boundaries must be set out and agreed with the Roads Engineer beforehand and the applicants must agree the fencing arrangements with the County Council, before any constructional work takes place.</p> <p>8. That adequate and suitable bus layby arrangements adjoining Knocklyon Road, together with adequate and satisfactory pedestrian access arrangements from both Knocklyon Road and the adjoining estate roads be provided.</p> <p>9. That adequate and suitable walling, to a height of one metre, should be provided for the purpose of preventing dazzle effects from local vehicular traffic, and a satisfactory area level lighting of acceptable level intensity to be agreed with the County Council, is to be provided.</p> <p>10. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay rubble, or other debris on adjoining roads during the course of the works.</p> <p>11. That development shall not be commenced until the method of electrical installation, including the necessary sub-stations and over-ground facilities have been agreed with the Electricity Supply Board and evidence of this agreement submitted to the Planning Authority. It should be noted that Planning permission will be required for sub-stations if not included in the original submission.</p> <p>12. That details of any fascia lighting arrangements, which must be of low intensity and acceptable colour are to be agreed with the Planning Authority.</p> <p>13. That all public services to the proposed development, including electrical, communal, telephone cables</p>	<p>6. In the interests of the proper planning and development of the area.</p> <p>9. In the interests of public safety and the avoidance of traffic hazard.</p> <p>10. To protect the amenities of the area.</p> <p>11. <i>In the interest of the proper planning and development of the area</i></p> <p>12. In the interests of amenity.</p> <p>13. In the interests of amenity.</p>

Continued...

on behalf of the Dublin County Council:

S. Salove
For Senior Administrative Officer

Form 3

Date: **15th April, 1977.**

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>and equipment be located underground throughout the entire site.</p> <p>14. That details of the proposed public lighting arrangements be submitted to and approved by the County Council, so as to provide street lighting to the standard required by the County Council.</p> <p>15. That adequate provision be made by the developers for adequate and satisfactory waste storage and disposal, including the provision of waste and litter containers and satisfactory screening of such areas.</p> <p>16. That the existing mature trees and landscaping features be retained as far as possible. A satisfactory scheme of landscaping, tree planting and tree preservation including the proposed programme for such shall be submitted to and approved by the Council.</p> <p>17. That the necessary amenity treatment, including landscaping, boundary walls to the required height at the necessary east boundary of the site where it adjoins existing housing development, be agreed with the adjoining developer and the County Council.</p> <p>18. That adequate and satisfactory provision be made for pedestrian movement between the proposed development and the adjoining church and school sites. Details of such pedestrian routes to be fully discussed and agreed with the Planning Department before development commences.</p> <p>19. That a 6-ft. wide public footpath be constructed by the developer along the western boundary of the site (Idrone Avenue) and along the full road frontage of Knocklyon Road on the Knocklyon Road side of the reservation line. These works must be to the constructional standards required by the County Council.</p>	<p>14. In the interests of amenity and public safety.</p> <p>15. In the interests of public health and amenity.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of amenity.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interests of the proper planning and development of the area.</p>


 for. Senior Administrative Officer.

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