

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 11595	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2324
1. LOCATION	Junction of Tallaght Rd. and Greenhills Road. <i>S</i>		
2. PROPOSAL	Shopping and office development.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 23.9.'76	Date Further Particulars (a) Requested (b) Received 1. 1. 2. 2.
4. SUBMITTED BY	Name M. Larkin and Associates, Architects, Address 6, Lr. Main St., Dublin, 14.		
5. APPLICANT	Name Shepperton Investments Limited, Address 93, Upper Leeson St., Dublin, 2.		
6. DECISION	O.C.M. No. P/3922/76 Date 22/11/76		Notified 22nd November, 1976 Effect To Grant Permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 10th Dec. 1976 Type 3rd Party		Decision 25th February, 1977 Effect Minister Granted Permission
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.	

11. 1/15/1963

PLANNING REGISTER

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

County Dublin

Planning Register Reference Number: 4.7324.

PC 11595
GRH

APPEAL by Margaret Taylor of 2, Main Road, Tallaght and John Walker of 1, Main Road, Tallaght County Dublin against the decision made on the 22nd day of November, 1976, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Shepperton Investments Limited of 95 Upper Leeson Street, Dublin for shopping and office development on a site at the junction of Tallaght Main Street and Greenhills Road, Tallaght in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, it is hereby decided to grant permission for shopping and office development on the said site subject to the conditions specified in column 1 of the Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The proposed third storey shall be omitted from the development.	1. To preserve the amenities of the existing residential properties in the vicinity.
2. Car-parking facilities shall be provided on the site at the rate of 5 spaces per 1,000 square feet of shopping and 4 spaces per 1,000 square feet of offices.	2. To ensure the provision of adequate car-parking facilities in connection with the proposed development.
3. Land required in connection with road improvement works shall be preserved free of building development, and the road improvement lines shall be set out and agreed with the planning authority before the development is commenced. Agreement shall also be reached with the planning authority on the details of the proposed vehicular access and any necessary right lines to Greenhills Road. Pedestrian access only shall be provided from the Tallaght Main Street.	3. To ensure that necessary road works will not be inhibited and that no direct vehicular access is provided to the Main Street in the interests of traffic safety.

(Cont)

SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
4. The boundaries of the site shall be landscaped and planted with trees. Tree planting and landscaping shall also be carried out on other parts of the site. Details of the proposed landscaping and planting scheme shall be submitted to and agreed with the planning authority. 5. 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 the Minister for Local Government. 6. Arrangements for waste collection and disposal shall meet the requirements of the planning authority.	4. In the interests of the residential amenity of property in the vicinity and the general visual amenities of the area. 5. 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. 6. In the interests of public health and amenity.

PATRICK J. REYNOLDS

Parliamentary Secretary to the Minister for Local Government to whom the relevant powers and duties of the said Minister under the Local Government (Planning and Development) Act, 1963, are delegated by the Local Government (Delegation of Ministerial Functions) Order, 1976.

Dated this 25th day of February 1977.

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:

Decision Order **7/3922/76** 22/11/76
Number and Date

Michael Larkin & Assoc.,

Register Reference No. **K. 2324.**

6, Lower Main St.,

Planning Control No. **11596**

Dundrum, Dublin, 14.

Application Received on **23/9/76**

Applicant: **Shepperton Investments Ltd.**

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 commercial development (shops/offices) at Main Street, Talleght,**

Junction of Greenhills Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
1. That the development be carried out and completed strictly in accordance with the plan and specification lodged with the application save as is in the conditions hereunder otherwise required. 2. That a financial contribution in the sum of £1,800 (one thousand eight 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. That the requirements of the Chief Fire Officer, be ascertained and strictly adhered to in the development. 4. That the necessary lands required for road improvement purposes be reserved as such and kept free from development. The applicant's must consult with the Roads Department with regard to the setting out of the improvement line boundaries on site before any development works are commenced. The applicant's must also agree to the details of the proposed vehicular access and any necessary site lines to Greenhills Road. Pedestrian access only is permitted to the existing Talleght Main Street. 5. Details of the proposed landscaping scheme and programme for such works including the northern eastern, southern and western boundaries are to be submitted to and approved by the County Council.	1. To ensure that the development shall be in accordance with the permission and effective control be maintained. 2. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services. 3. In the interest of public safety and the avoidance of fire hazard. 4. In the interest of the proper planning and development of the area. 5. In the interest of amenity.

Continued

On behalf of the Dublin County Council:

For

18
Senior Administrative Officer

Form 3

Date:

22/11/76

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
5. That this permission provides for 2-storey development only. The 3rd storey development is excluded from this permission so as to ensure that the amenities of the existing residential properties in the area are preserved.	5. In the interest of the planning and development of the area.
7. That adequate and satisfactory waste collection and disposal areas are provided and this must be satisfactorily located and walled in. Details of this waste material and disposal areas are to be submitted to and approved by the County Council before construction. Any necessary revisions to the overall shopping complex are to be fully discussed and agreed with the County Council.	7. In the interest of the proper planning and development of the area and in the interest of amenity
6. That the car parking facilities required by condition No. 4, of the grant of outline permission by the Parliamentary Secretary to the Minister for Local Government on appeal dated 10th April, '75, be provided.	6. In the interest of the proper planning and development of the area.
9. That Building Bye-laws approval shall be obtained before development commences and any conditions of such approval shall be observed in the development.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.
<i>18</i> FOR Senior Administrative Officer. <i>22/11/76</i>	

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.