

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 5052	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G.666
1. LOCATION	Site at junction of Templeogue Road and Greenhills Road, Tallaght.		
2. PROPOSAL	50,000 sq. ft. shopping and office development.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1. 1. 2. 2.
4. SUBMITTED BY	Name Kieran O'Malley, Esq., Address 33, Fitzwilliam Place, Dublin, 2.		
5. APPLICANT	Name Capitan Contractors Limited, Address North House, Dartry Road, Dublin, 6.		
6. DECISION	O.C.M. No. p/1641/74 Date 24/5/74	Notified 27/5/74= Effect Outline Permission Refused	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 25/6/74 Type 1st Party	Decision Outline Permission Granted Effect To Reverse the Co. Council's Decision	
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

Grid Ref.

O.S. Sheet

Copy issued byRegistrar.

Date

Co. Accts. Receipt No.

FL. 6/5/37723

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ROYAL DECISIONS (LOCAL)

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

County Dublin

Planning Permission Reference No. 2. 565

PC5052

SAL

APPEAL by Capitan Contractors Limited of North House, Partry Road, Dublin, against the decision made on the 24th day of May, 1974, by the Council of the County of Dublin deciding to refuse an outline permission for development comprising the erection of shops and offices on a site at the junction of Greenhills Road with Main Street, 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, and after consideration of the report of the person who conducted an oral hearing of the said appeal, it is hereby decided to grant outline permission for the said development in accordance with the said plans and particulars, 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 outline permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. 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 developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by the Minister for Local Government.</p> <p>2. The detailed plans to be submitted for approval shall include a site plan showing clearly the boundaries of the site to which the proposed development relates. The site shall exclude the open space area associated with the Suncroft estate.</p> <p>3. No buildings on the site shall exceed four storeys in height. The floor area of the overall development shall not exceed 35,000 square feet. The shopping and office development shall be approximately in proportion 2:1 respectively.</p>	<p>1. The provision of such services in the area by the Council facilitates the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p> <p>2. The site plan lodged with the application was inadequate in that it did not show the precise area to which the development was intended to relate and it included the open space area which is not relevant to the application.</p> <p>3. To secure a reasonable density of development in relation to the area of the site.</p>

Contd/.....

SCHEDULE (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>4. 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.</p> <p>5. The northern and eastern 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 planting and landscaping shall be included in the plans to be submitted for approval.</p> <p>6. Pedestrian access only shall be provided from the main Tallaght Road.</p> <p>7. The detailed plans shall make provisions for the reservation free from building development of any land expected to be required by the planning authority for the widening of Greenhills Road.</p>	<p>4. To ensure the provision of adequate car-parking facilities in connection with the proposed development.</p> <p>5. In the interests of the residential amenity of property in the vicinity and the general visual amenities of the area.</p> <p>6. In the interests of traffic safety.</p> <p>7. To facilitate the execution of necessary road works.</p>

ML. BFOLEY

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) (No. 2) Order, 1973.

Dated this 10th day of April 1975.

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

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

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

To:
Kieran O'Malley.....
33, Fitzwilliam Place,
Dublin, 2.

Register Reference No: G. 666.

Planning Control No: 5052.....

Application received 29/3/74

APPLICANT: Capitan Contractors.....

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/1641/74 dated 24th May, 1974, decide to refuse:

OUTLINE PERMISSION; ~~PERMISSION~~ ~~APPROVAL~~

forProposed shopping and office development at junction of Greenhills Road, with Main Street, Tallaght.
for the following reasons:

1. The site proposed is located in an area zoned to preserve and improve residential amenity in the Development Plan. The commercial development proposed would be in conflict with this objective and would not be in accordance with the proper planning and development of the area.
2. The proposed development for commercial purposes immediately adjoining the heavily trafficked junction of Greenhills Road with main street Tallaght, would generate unacceptable vehicle movements in this junction area and would be likely to create a serious traffic hazard by reason of the additional vehicle movements to and from the site.
3. The proposed development is premature pending the completion of the Tallaght By Pass and Greenhills Road Improvement schemes including the completion of the new junction arrangements with the Templeogue Road.

Signed on behalf of the Dublin County Council: Mary Harrington

Date: 27th May, 1974.

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.