

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 1719
1. LOCATION	Orwell Park Shopping Centre, Wellington Lane, Templeogue,		
2. PROPOSAL	Two storey block of offices, S		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 8th Sept., 1982	Date Further Particulars
			(a) Requested 1. Time ext. up to & incl., 18/12/82 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Fergal MacCabe, Address 33, Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name Park Developments Ltd., Address Kirwan House, 195, North Circular Road, Dublin 7.		
6. DECISION	O.C.M. No. PA/3130/82		Notified 17th Dec., 1982
	Date 16th Dec., 1982		Effect To refuse permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 18th Jan., 1983		Decision Permission granted by An Bord Pleanála
	Type 1st Party,		Effect 10th Feb., 1984
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.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983

County Dublin

Planning Register Reference Number: X.A.1719

APPEAL by Park Developments Limited of Kirwan House, 195, North Circular Road, Dublin against the decision made on the 16th day of December, 1982, by the Council of the County of Dublin to refuse permission for the erection of a two-storey block of neighbourhood offices on a site adjacent to Orwell Park Shopping Centre, Wellington Lane, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said offices 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

The site is located in an area zoned as a neighbourhood centre in the Dublin County Development Plan. The proposed development would be in accordance with the zoning and with the proper planning and development of the area.

Contd./.....

SECOND SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

1. The minimum building line shall be 32 feet.
2. 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 arrangements for payment shall be as agreed between the developers and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.
3. Before the development commences a detailed landscaping plan for the site shall be lodged and agreed with the planning authority.

1. To conform with the building line established by the adjacent shopping centre.
2. 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.
3. To protect the visual amenities of the area.



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

Dated this 10th day of February 1984.

DUBLIN COUNTY COUNCIL

Phone 724755
Ext.: 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, ~~1962 & 1976~~ 1963-1982.

To;

Fergal McCabe,

Register Reference No... **XA 1719**

33 Fitzwilliam Place,

Planning Control No. **9329**

DUBLIN 2,

Application Received **8.9.82**

Time Ext. up. to. **18.12.82**

Additional Inf. Recd.

APPLICANT **Park Developments 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/A/3130/82..... dated **16th December, 1982.** decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXXXX~~

For.... **2-storey block of neighbourhood offices on a site adjacent to Orwell Park**

Shopping Centre, Wellington Lane, Templeogue.
for the following reasons:

1. The proposed development for commercial purposes on this site which was clearly shown reserved for community facilities on the plans submitted to the Council which was the subject of decision to grant permission for shopping facilities at Orwell Park, Wellington Lane would contravene materially condition 1. of order no. P/3121/73 dated 23.10.73 Reg. Ref. F.1864 and would not be in accordance with the proper planning and development of the area.
2. The site is located within an area zoned to provide for the development of a residential community in the Development Plan. The proposed commercial development in close proximity to the adjoining residential developments would contravene materially the above objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.
3. The proposed commercial development which envisages additional vehicular traffic movements to and from the site onto the adjoining quiet residential road network would be likely to endanger public safety by reason or traffic hazard.
4. The proposed new structure obtrusively located in advance of the west building line of the existing shopping complex, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date..... **17th December, 1982.**

E: 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, Irish Life Centre, Dublin 1, 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.

FUTURE PRINT

XA 1719

5th November, 1982.

Fergal MacShibe,
33 Fitzwilliam Place,
DUBLIN 2.

RE: Proposed two-storey block of neighbourhood offices on a site adjacent to Orwell Park Shopping Centre, Wellington Lane, Templeogue for Park Developments Ltd.

Dear Sir,

With reference to your planning application received here on 8th September (letter for extension period received 5th November, 1982), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Acts 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 18th December, 1982.

Yours faithfully,



for Principal Officer.