

# COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1535
1. LOCATION	Main Street, Rathcoole, Co. Dublin.		
2. PROPOSAL	Ext. of shop, 2 new shop units & fascia signs.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	4th Nov. '86	1. 18th Dec. 1986 2. .... 1. .... 2. ....
4. SUBMITTED BY	Name John P. Keenan & Associates, Address 4, Herbert Place, Dublin 2.		
5. APPLICANT	Name Mr. P. LaGrue, Address Main Street, Rathcoole, Co. Dublin.		
6. DECISION	O.C.M. No. P/4577/88 Date 23/12/88	Notified 23/12/88 Effect to grant permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 12/1/89 Type An Bord Pleanala 3rd Party	Decision Permission granted by Effect by An Bord Pleanala 25/5/89	
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 .....	Copy issued by .....	Registrar
Checked by .....	Date .....	
	Co. Accts. Receipt No .....	

Gilroy McMahon,  
7, Ontario Terrace,  
Rathmines,  
Dublin 6.

86A-1535

3 January 1991

Re: Proposed extension to existing shop and 2 new shop  
units and fascia signs at Main Street, Rathcoole for  
Mr. Peter LaGrue.

Dear Sirs,

I refer to your submission received on 25th July, 1990, to comply  
with condition No. 3, of decision to grant permission by order  
of An Bord Pleanala, ref. PL 6/5/78440, in connection with the  
above.

In this regard, I wish to inform you that the proposal is  
acceptable. With regard to submission (dated 26th September,  
1990) relating to minor elevational changes to the front of this  
premises, these changes do not materially alter the details of  
the granted permission.

Yours faithfully,

  
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for Principal Officer.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/1535

APPEAL by Liam and Anne Fyans of Main Street, Rathcoole, County Dublin, against the decision made on the 23rd day of December, 1988, by the Council of the County of Dublin, to grant subject to conditions a permission to P. La Grue of Main Street, Rathcoole, County Dublin, for a development described in the public notice as an extension to existing shop and two new shop units and fascia signs at Main Street, Rathcoole, County 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 said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be injurious to the amenities of property in the vicinity and would accord with the proper planning and development of the area.

SECOND SCHEDULE

1. (a) The proposed development shall be carried out generally in accordance with the revised plans and particulars received by the planning authority on the 11th day of November, 1988.
- (b) The vehicular and pedestrian access to the car parking and fuel storage area shall be located between the proposed shop unit and the western boundary of the site. The said vehicular access shall be 5.5 metres in width, and a footpath, 1.5 metres in width, shall be provided immediately abutting the western elevation of the proposed shop unit.

Reason: In the interest of clarity, orderly development, traffic safety, and the protection of the amenities of property in the vicinity.

SECOND SCHEDULE (CONTD.)

2. The water supply and drainage arrangements associated with the proposed development, including the disposal of surface water arising on the site, shall accord with the detailed requirements of the planning authority for such services.

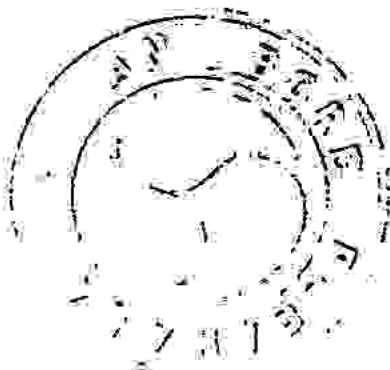
Reason: In the interest of orderly development and public health.

3. (a) The materials, textures and colours of the external finishes of the proposed development shall be as agreed upon between the developer and the planning authority or, in default of agreement, shall be as determined by An Bord Pleanála.
- (b) The design, materials of construction, finishes and method of illumination of the proposed fascia sign shall be as agreed upon between the developer and the planning authority or, in default of agreement, shall be as determined by An Bord Pleanála.

Reason: In the interest of orderly development and the visual amenities of the area.

4. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that has been incurred by the said Council in the provision of water supplies and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of services that have facilitated the proposed development.



*John Dwyer*

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

Dated this 25<sup>th</sup> day of May

1989.



# DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

B

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Decision to Grant Permission/~~Approval~~

Local Government (Planning and Development) Acts, 1963-1983

To Gilroy McMahon,  
7 Ontario Terrace,  
Rathmines,  
Dublin 6.

Applicant P. LaGrue

Decision Order  
Number and Date P/4577/88 23.12.88

Register Reference No. 86A/1535

Planning Control No. ....

Application Received on 4.11.86

Addit. Inf. Rec'd: 11.11.88

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

Proposed extension to existing shop and two new shop units and fascia signs at  
Main St., Rathcoole

### SUBJECT TO THE FOLLOWING CONDITIONS

#### CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as modified by the additional information received on 11.11.88 save as may be required by the other conditions attached hereto.

2. That before development commences, approval under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.

3. That a financial contribution in the sum of £2,475. 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.

4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

5. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

#### REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. In order to comply with the Sanitary Services Acts, 1878-1964.

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. In the interest of safety and the avoidance of fire hazard.

5. In the interest of Health.

CONTD. OVERLEAF/..

Signed on behalf of the Dublin County Council

  
For Principal Officer

23rd December, 1988

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>6. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> <p>7. That access to the car parking and fuel store shall only be via the access carriageway to the west of the shops. A 5.5m. access carriageway with a 1.5m. pedestrian path at its side to be formed abutting the proposed new shop unit.</p> <p>8. Existing kerb and path in front of the shop to be to the requirements of the Area Engineer, Roads Maintenance, to provide an adequate demarkation in levels between the proposed roadway and the existing street and new and existing paths.</p> <p>9. Details of the external finishes including materials and colours to be used to be submitted to and agreed with the Planning Authority prior to the commencement of development.</p> <p>10. That details of the proposed fascia signs to be submitted to and agreed with the Planning Authority.</p> <p>11. A 2 metre high block walls to be provided along the Western Boundary of the site from the rear of the car park to the front of the site. This, and the 6' 8" wall proposed along the rear of the car park to be suitably rendered and capped.</p> <p>12. That a screen wall 2 metres high in block, suitably rendered and capped to be provided along the eastern boundary of the site from the rear of the car park to the rear of the supermarket. This wall can, if required, provide for a gate, to be locked to the public to enable the applicant to exercise his claimed right of way in this area. Details of this to be submitted to and agreed with the Planning Authority prior to the commencement of development.</p> <p>13. That no advertising sign or structure, be erected, except those which are exempted development without prior approval of the Planning Authority.</p>	<p>6. In order to comply with the Sanitary Services Acts, 1878-1904.</p> <p>7. In the interest of the proper planning and development of the area.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of visual amenity</p> <p>10. In the interest of visual amenity</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of the proper planning and development of the area.</p>

**NOTE:**

If there is no appeal to An Bord Pleanála 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 Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. 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:—  
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

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.



John P. Keenan & Assoc.,  
Archts.,  
4 Herbert Place,  
Dublin 2

86A/1535

18.12.86

RE/ Proposed extension to existing shop and two new shop units and fascia signs at Main Street, Rathcoole for P. La Grue

Dear Sir,

With reference to your planning application received here on the 4.11.86 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, 1963-1983, the following Additional Information must be submitted quadruplicate:-

1. Further information be requested with regard to the following:-

A) Specific proposals for the provision of foul drainage to serve the development having regard to the existing deficiency in the availability of public piped foul drainage.

B) The applicants' specific proposals to restrict general pedestrian and vehicular access at the existing right-of-way located at the east flank. Vehicular access to the revised fuel storage area, including its off-loading facility, should be by way of the new access at the west flank leading to the carpark.

C) Specific proposals for boundary treatment including any necessary walling to the car park area so as to preserve the amenities of adjoining residential property.

D) Details of the hours of business envisaged and the number of persons to be employed.

E) Specific proposals for dealing with waste materials and goods, including disposal.

F) Details of the proposal floor areas, nett and gross.

G) Indication of the applicants' need for the extensions proposed.

Please mark your reply 'Additional Information' and quote the Reg. Ref. No. given above.

Yours faithfully,

FOR Principal Officer.