

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1330				
1. LOCATION	Site at Orchard Road - Watery Lane, Clondalkin, Co. Dublin.						
2. PROPOSAL	11 shop units including one with office space.						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received				
	P.	17th Sept. 86	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">1.</td> <td style="width: 50%; border: none;">1.</td> </tr> <tr> <td style="border: none;">2.</td> <td style="border: none;">2.</td> </tr> </table>	1.	1.	2.	2.
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2.	2.						
4. SUBMITTED BY	Name Keaney Quinn & Partners, Address 2, Leopardstown Office Park, Foxrock, Dublin 18.						
5. APPLICANT	Name Kevin Loughnane & Co. Ltd. Address 3, Newlands Road, Clondalkin, Co. Dublin.						
6. DECISION	O.C.M. No. P/4293/86 Date 13th Nov. 86		Notified 13th Nove. 86 Effect to grant permission.				
7. GRANT	O.C.M. No. Date		Notified Effect				
8. APPEAL	Notified 11th Dec. 86 Type 3rd Party.		Decision Permission granted by an Bord Pleanála. Effect 20th May, 1987.				
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

β

Keaney Quinn & Partners,
20, Herbert Place,
Dublin 2.

86A/1330

19/9/'89

Re: Proposed 11 shop units, including one with office space over,
at Orchard Road, Clondalkin for Kevin Loughnane & Co. Ltd.

Dear Sirs,

I refer to your submission received here on 21/7/'89, being a claim for exemption under the Local Government (Planning and Development) Regulations, 1977, as amended by the Local Government (Planning and Development) Amendment Regulations, 1981, of the Local Government (Planning and Development) Acts, 1963-1983, in connection with the above.

In this regard, I wish to inform you that the Building Bye Law submission/claim for exemption received in the Planning Department on 21/7/'89, enclosing details of alterations to the development on Drawing No.'s 415/6/C; 415/8/D is noted. In this regard, the proposed alterations can be considered as exempted development.

Yours faithfully


for Principal Officer

Keaney Quinn & Pts.,
2 Leopardstown Office Park,
Foxrock,
Dublin 18

86A/1330

21.4.88

RE/ Proposed 11 shop units, including one with office space over, at
Orchard Rd., Clondalkin for Kevin Loughnane & Co. Ltd.

Dear Sir,

I refer to your submission received on 22.2.88 to comply with Condition No's 2, 3, 8, 13, and 14 of a planning permission (Order No. PL6/5/72841) granted by An Bord Pleanala, dated 30th July, 1987 in connection with the above,

In this regard, applicant to be informed that in relation to Condition No. 2, the car parking layout as outlined on Drg. No. 415/5/C received in the Planning Department on 22.2.88 is satisfactory in compliance with this condition. ^{subject to} Roadside car parking space No. 9 on Watery Lane to be eliminated and laid out in concrete paviers with kerb at road edge. In relation to Condition No. 3, the area between the apex of the junction and the setback line shall be surfaced in tarmac to gradient in accordance with the requirements of the Area Engineer, Roads Maintenance. In relation to Condition No. 8, landscaping details are acceptable. Plant species shall be as agreed with Planning Authority. In relation to Condition No. 13, concrete paviers are an acceptable surface finish behind the road setback line at the Watery Lane/Orchard Road junction of the site. The surface treatment of the roadside car parking area on Watery Lane to be of tarmac or as agreed with the Planning Authority. In relation to Condition No. 14, details of protection and preservation of the subject trees are required to be lodged.

Yours faithfully,


for PRINCIPAL OFFICER.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/1330

APPEAL by Tim O'Brien, of 8, Orchard Road, Clondalkin, Dublin, on behalf of Orchard Road Residents' Association and by E. D. Doyle, of Rath Muire, Tower Road, Clondalkin, Dublin, on behalf of Tower Road Residents' Association, against the decision made on the 13th day of November, 1986, by the Council of the County of Dublin, to grant subject to conditions a permission for development comprising the erection of eleven shop units, including one with office space over, at Orchard Road, Clondalkin, County Dublin, to Kevin Loughnane and Company Limited, care of Keaney Quinn and Partners of 2, Leopardstown Office Park, Foxrock, 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

The principle of retail/office development on this site has been established by an outline permission granted by the Minister for Local Government on the 4th day of February, 1970, under reference number 6/5/11277 and by a permission granted by An Bord Pleanála on the 29th day of September, 1980, under reference number PL 6/5/47492. In addition, the proposed development is in accordance with the use zoning provisions for the area as set out in the Dublin County Development Plan, 1983. These zoning provisions are considered to be reasonable. Having regard to these factors 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. The entrance to Unit Number 6 from Orchard Road shall be closed off and replaced by a window panel to match the adjoining panel.

Reason: To provide for the opening of all units onto the courtyard off watery Lane in the interests of preserving the residential amenities of houses on Orchard Road and in the interests of traffic safety.

SECOND SCHEDULE (CONTD.)

2. The end-on car parking on Watery Lane shall be omitted. A revised car parking layout providing for parallel parking along Watery Lane or for all parking spaces to be located within the curtilage of the site being developed shall be submitted to the planning authority for its agreement prior to the commencement of development or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: In the interests of traffic safety and the orderly planning and development of the area.

3. Provision shall be made to permit the improvement of the Orchard Road/Watery Lane junction of the site. Details shall be as agreed with the planning authority prior to the commencement of development or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: In the interest of traffic safety.

4. The developer shall pay a sum of money to Dublin County Council as a contribution towards the said Council's expenditure on the provision of public services to serve the development. The amount to be paid and the time and method of payment shall be as agreed between the developer and the said Council before the development is commenced or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the cost of public services which facilitate the development.

5. All public services to the proposed development, including electrical and telephone cables and equipment shall be located underground throughout the entire site.

Reason: In the interest of amenity.

6. Public lighting shall be provided in accordance with a scheme to be agreed with Dublin County Council, so as to provide street lighting to the standard required by the County Council.

Reason: In the interest of amenity and public safety.

7. Water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the planning authority.

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

SECOND SCHEDULE (CONTD.)

8. A detailed landscape plan with full works specification, including a programme for implementation of all on-site landscaping, incorporating car parking areas, verges and along the site boundaries at Orchard Road and Watery Lane, shall be submitted to and agreed with the planning authority prior to the commencement of development or, failing agreement, shall be as determined by An Bord Pleanála and the site shall be landscaped in accordance with the agreed plan.

Reason: In the interest of visual amenity.

9. None of the shop units shall be used for the sale of hot food for consumption off the premises unless permission for such use has first been granted by the planning authority or by An Bord Pleanála on appeal.

Reason: In the interest of the proper planning and development of the area.

10. No advertising signs or structures, other than those considered to be exempted development under the Local Government (Planning and Development) Regulations 1977, as amended, shall be erected on the structure or within the site or along the boundaries of the site unless permission for the erection of such advertising signs or structures has first been granted by the planning authority or by An Bord Pleanála on appeal.

Reason: In the interest of visual amenity and the proper planning and development of the area.

11. Details of;

(a) litter bins to be provided at suitable locations within the development;

(b) all materials to be used on the external roof and walls, including colours;

shall be submitted to and agreed with the planning authority prior to the commencement of development.

Reasons for:

(a) In order to protect the amenities of the area;

(b) In the interest of visual amenity.

SECOND SCHEDULE (CONTD.)

12. All new footpath and other pedestrian area surfacing shall be of cobble-lock or similar paving and shall harmonise in colour with the proposed structure.

Reason: In the interest of visual amenity and in the interest of the proper planning and development of the area.

13. Details of the surface treatment of:

(a) the Orchard Road/Watery Lane junction of the site;

(b) the proposed roadside car parking area on Watery Lane, including the colour to be used;

shall be submitted to and agreed with the planning authority prior to commencement of development or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: In the interest of visual amenity and proper planning and development of the area.

14. The existing mature trees in the north-east corner of the site shall be preserved. Details providing for the protection of the trees during the carrying out of construction works and for the preservation of the trees shall be submitted to and agreed with the planning authority prior to the commencement of development or, failing agreement, shall be as determined by An Bord Pleanála.

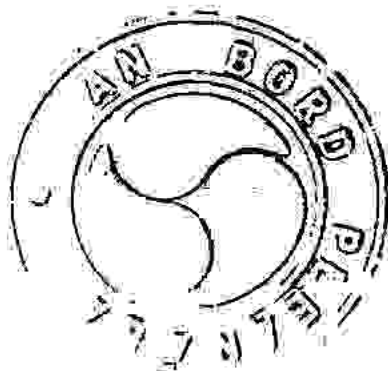
Reason: In the interest of the proper planning and development of the area.

John Hager

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

Dated this 30th day of May

1987.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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 **Kearney Quinn & Pts.,**

Decision Order

Number and Date **P/4293/86, 13/11/'86**

2, Leopardstown Office Park,

Register Reference No. **854/1330**

Foxrock,

Planning Control No.

Dublin 18.

Application Received on **17/9/'86**

Applicant **Kevin Loughnane & Co. Ltd.**

Floor area. **1,175.34 sq.m.**

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 11 shop units, including one with office space over, at Orchard Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	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 £4,200 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 all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.	4. To protect the amenities of the area.

CONT/....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **13th November, 1986.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

6. That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.

7. That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council.

8. That a detailed landscape plan with full works specification including a programme for implementation for all on site landscaping i.e. car parking areas, verges and along the site boundaries at Orchard Road and Watery Lane shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

9. That none of the shops be used for the sale of hot food for consumption off the premises without the prior approval of the Planning Authority.

10. That no advertising signs or structures, other than those considered exempted development, be erected without the prior approval of the Planning Authority or An Bord Pleanala on appeal.

11. That details of all sewer connections and layouts and watermain layout be submitted to and agreed with the Sanitary Services Department prior to commencement of development.

12. That details of litter bins to be provided at suitable locations within the development shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

5. In the interest of amenity.

6. In the interest of amenity and public safety.

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

8. In the interest of the proper planning and development of the area.

9. In the interest of the proper planning and development of the area.

10. In the interest of the proper planning and development of the area.

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

12. In the interest of the proper planning and development of the area.

CONT/...

NOTE:

If there is no appeal to An Bord Pleanala 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 Pleanala. 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 Pleanala, 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 Pleanala 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 Pleanala for an Oral Hearing of an appeal must, in addition to (1) pay to An Bord Pleanala 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 Pleanala when making submissions or observations to An Bord Pleanala 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.

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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: **Kennedy Quinn & Pts.,**
2, Leopardstown Office Park,
Foxrock,
Dublin 18.
Applicant: **Kevin Loughrane & Co. Ltd.**

Decision Order
Number and Date: **P/4293/86, 13/11/86**
Register Reference No. **R6A/1330**
Planning Control No.
Application Received on **17/9/86**
Floor area. **1,175.34 sq.m.**

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 11 shop units, including one with office space over, at Orchard Road, Clonsilla.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

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

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

14. That the requirements of the Senior Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard, shop units proposed to be used for the sale of food, shall comply with the Food Hygiene Regulations, 1951/'72; details of ventilation of each shop i.e. w.c.'s and loobies shall be submitted; evidence of compliance with Food Hygiene Regulations 1951/'71 in the proposed supermarket unit shall be submitted.

14. In the interest of health.

15. That details of all external materials i.e. roof and external walls including colours, shall be submitted and agreed with the Planning Authority prior to the commencement of development.

15. In the interest of visual amenity.

16. That the entrance to Unit No. 6 from Orchard Road be closed off and replaced by a window panel to match the adjoining panel.

16. It is not considered advisable that this large unit should put demands on available car parking on Orchard Road.

CONT/....

Signed on behalf of the Dublin County Council

For Principal Officer

Date: **13th November, 1986...**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

17. That the end-on car parking on Watery Lane be replaced with parallel parking. Details of this revision to be agreed with the Planning Authority prior to commencement of development. The resultant land to be made available for improvements to Watery Lane.

18. All new footpath and other pedestrian area surfacing shall be of cobble-block and shall harmonise in colour with the proposed building.

19. Details of the surface treatment of:- a) the Orchard Road/Watery Lane junction of the site; b) the surface treatment of the proposed roadside car parking area on Watery Lane, including the colour to be used; shall be submitted to and agreed with the Planning Authority prior to commencement of development.

20. Provision shall be made for the preservation of mature trees on the north-east corner of the site.

21. Provision shall be made to permit the improvement of the Orchard Road/Watery Lane junction of the site. Details to be agreed with the Roads Department.

22. The existing mature stone walling material shall be retained and shall be used as edging and kerbing in the proposed development.

17. In the interest of the proper planning and development of the area.

18. In the interest of visual amenity and in the interest of the proper planning and development of the area.

19. In the interest of visual amenity and proper planning and development of the area.

20. In the interest of the proper planning and development of the area.

21. In the interest of traffic safety.

22. In the interest of the proper planning and development of the area.

NOTE:

If there is no appeal to An Bord Pleanala 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 Pleanala. 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:—
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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.