

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1282
1. LOCATION	Neighbourhood Shopping Centre Site, Greenpark, Clondalkin.		
2. PROPOSAL	Shopping Centre		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 9 Sept 1986	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name	Henry J. Lyons & Ptrs.	
	Address	104 Lower Baggot Street, Dublin 2.	
5. APPLICANT	Name	Sherborough Developments Limited	
	Address	The New Montclare Hotel, Clare Street, Dublin 2.	
6. DECISION	O.C.M. No. P/4174/86	Notified	7th Nov., '86
	Date 7th Nov., '86	Effect	To grant permission
7. GRANT	O.C.M. No. P/4788/86	Notified	18th Dec., 1986
	Date 18th Dec., 1986	Effect	Permission granted
8. APPEAL	Notified	Decision	
	Type	Effect	
9. APPLICATION SECTION 26 (3)	Date of application	Decision	
		Effect	
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register 8178 Section 31 (1)(a)		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL;

REF:

Ref. 8178

Date

2.4.93

M. Judge

Administrative Officer,
Registry Section,
Planning Department,
Dublin County Council:

RE:

Reg. Ref. No.

86A/1282.

Lands at St. John's Drive, Clondalkin.

A Warning/Enforcement Notice (Section 31(1)(a)), has been served on lands covered by the above Reg. Ref. No. Please amend statutory register accordingly.

Details are in Part III.

Staff Officer
Enforcement Section:

COUNTY COUNCIL OF THE COUNTY OF DUBLIN

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1992

ENFORCEMENT NOTICE pursuant to Section 31(1)(a) of the Principal Act as amended by Section 20 of the Local Government (Planning & Development) Act 1992.

WHEREAS the County Council of the County of Dublin (hereinafter called "the Council") is the Planning Authority for the County of Dublin (exclusive of any Borough or Urban District therein) in which are situate the lands at St. Johns Drive, Clondalkin in the townland of Clondalkin in the electoral division of Clondalkin-Monastery

AND WHEREAS planning permission under the Local Government (Planning & Development) Act 1963 was granted on the 18.12.86 for neighbourhood shopping centre on the said lands, subject to condition(s), inter alia,

Condition no. 7

"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".

AND WHEREAS the development authorised by the said permission has been commenced and has not been carried out in conformity therewith as required by the said permission in that public lighting has not been provided fronting the shopping centre.

AND WHEREAS the Council having considered only the proper planning and development of its area including the preservation and improvement of the amenities thereof, regard being had to the provisions of the Development Plan 1983 and the terms of the said permission has decided that it is expedient to serve on you this Notice under Section 31(1)(a) of the Principal Act (as amended).

NOW the Council as Planning Authority pursuant to section 31(1)(a) (as amended) HEREBY REQUIRES YOU within a period of one day from the date on which this Notice takes effect to take the following steps for securing the carrying out of the development in conformity with the said permission, that is to say:-

- (1) That public lighting to the standard required by the County Council to be provided fronting the shopping centre.

THE SAID NOTICE SHALL TAKE EFFECT ON THE ^{5th} day of MAY 1993

Dated this 2nd day of April 1993.

[Signature]
Senior Administrative Officer
Dublin County Council
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

NOTE: ... AND if within the specified period the steps hereinbefore required have not been taken the provisions of Section 34 of the Principal Act as amended by Section 20 of the Local Government (Planning & Development) Act, 1992, shall apply in so far as same are relevant to this case and you shall be guilty of an offence and shall be liable on summary conviction to a fine not exceeding £1,000. (One Thousand Pounds) AND if after such conviction you do not as soon is practicable do everything in your power to secure compliance with this Notice you shall be guilty of a further offence and shall be liable on summary conviction to a fine not exceeding £200. (Two Hundred Pounds) for each day on which the requirements of this Notice remain unfulfilled.

TO: Sherborough Securities Ltd.,
Barclay House,
Pembroke Place,
Dublin 2:

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

P/4788/86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982
1963-1983

To Henry J. Lyons & Pts.
104, Lower Baggot Street,
Dublin 2.
Applicant Sherborough Development Co. Ltd.
Decision Order
Number and Date P/4174/86, 7/11/86
Register Reference No. 86A/1282
Planning Control No.
Application Received on 9/9/86
Floor area 696 sq.m.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed neighbourhood shopping centre at Greenpark, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
1. That 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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	To ensure that the development shall be in accordance with the permission and that effective control be maintained.
3. That a financial contribution in the sum of £6,600.00 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 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.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 18 DEC 1986

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

CONDITIONS

REASONS FOR CONDITIONS

4. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, car parks, sewers, watermains or drains has been given by:

- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£30,000.00**

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, car parks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

- (b) Lodgment with the Council of **cash sum of £18,000.00** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

Or/

- (c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgment in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

tel. 724755 (ext. 262/264)

P/4788/86

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

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1955~~ 1983

To: Henry J. Lyons & Pts.,
104, Lower Baggot St.,
Dublin 2.

Decision Order
Number and Date: P/4174/86, 7/11/86

Register Reference No. 86A/1282

Planning Control No.

Application Received on 9/9/86

Applicant: Floor area 696 sq.m.
Sherborough Development Company Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

XXXXXXX

Proposed neighbourhood shopping centre at Greenpark, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
5. 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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	6. In the interest of amenity.
7. 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. In the interest of amenity and public safety.
8. That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council.	8. In order to comply with the Sanitary Services Acts, 1878-1964.
9. 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 etc., shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	9. In the interest of the proper planning and development of the area.
Signed on behalf of the Dublin County Council	Cont/... <i>[Signature]</i> For Principal Officer

Date: 18 DEC 1986

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

Form A1—Future Print Ltd.

10. That provision be made for pedestrian access to the school from the south. In this regard, the pedestrian paths on site shall form part of the pedestrian network between roads six and thirteen, Greenpark Estate.

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

11. That full details of boundary treatment between the site and the church site and between the shopping and housing and school to be agreed with the Planning Authority prior to the commencement of development. In this regard, the existing hedgerow along the western boundary shall be removed. All new boundaries shall be constructed of brick or forticrete block and shall harmonise and be compatible in colour with the proposed building and adjoining development. Pedestrian openings shall be provided.

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

12. That the area to the north of the shopping centre be laid out in asphalt and marked out for car parking to serve the shopping and church and to be available as a play area at other times. Details of the setting out of this area of 0.305 acres of open space and its landscaping to be agreed with the Planning Authority prior to the commencement of development.

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

13. 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.

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

14. 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.

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

CONT/....

18 DEC 1986

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

21. That the colour of the brickwork to be used on all external elevations shall harmonise and be compatible in colour with adjoining development. Details to be agreed with the Planning Authority prior to the commencement of development.

20. In the interest of Health.

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



18 DEC 1986

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/4788/86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To Henry J. Lyons & Ptra. Decision Order
Number and Date P/4174/86 7.11.86
104 Lower Baggot St. Register Reference No. 86A/1282
Dublin 2 Planning Control No.
Application Received on 9.9.86
Applicant Sherborough Development Company Ltd. Floor Area: 696 sq.m.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed neighbourhood shopping centre at Greenpark, Clondalkin for Sherborough Development Company Ltd.

CONDITIONS	REASONS FOR CONDITIONS
15. That details of all sewer connections and layouts and the watermain layout be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.	15. In order to comply with the Sanitary Services Acts, 1878-1964.
16. That a minimum 5 metres building set back be maintained from the existing main sewers and watermains running north/south across the site.	16. In the interest of the proper planning and development of the area.
17. That a financial contribution in the sum of £17,500. be paid by the proposer to the Dublin County Council towards the cost of provision of an adequate road network in the area of the proposed development and which facilitate this development; this contribution to be paid prior to commencement of development.	17. In the interest of the proper planning and development of the area.
18. 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.	18. In the interest of the proper planning and development of the area.
19. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in this development.	19. In the interest of safety and the avoidance of fire hazard.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

18 DEC 1986

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

Form A1—Future Print Ltd

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

21. That the colour of the brickwork to be used on all external elevations shall harmonise and be compatible in colour with adjoining development. Details to be agreed with the Planning Authority prior to the commencement of development.

20. In the interest of Health.

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



18 DEC 1986