

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1258.
1. LOCATION	Blackchurch Inn, Blackchurch, Steelstown, Newcastle. S		
2. PROPOSAL	Retain car park & widen Punchestown Road, fronting site of Blackchurch Inn.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	28th June, 1982	1. 19th Aug., 1982
			1. 8th Oct., 1982
4. SUBMITTED BY	Name Finan P. Grimes. Address 5, Botanic Park, Glasnevin, D.9.		
5. APPLICANT	Name Messrs Kenna & Smith. Address Blackchurch Inn, Steelstown.		
6. DECISION	O.C.M. No. PA/3012/82		Notified 7th Dec., 1982
	Date 7th Dec., 1982		Effect To grant permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 18th Jan., 1983		Decision Permission granted by
	Type 3rd Party,		Effect 29th 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

XA.1258

12th April, 1984.

Finan P. Grimes,
Bayside Square,
Sutton,
Dublin 13.

Re: Retention of car park and widen PuncHESTOWN Road, fronting site
of Blackchurch Inn, Blackchurch for Messrs. Kenna & Smith.

Dear Sir,

I refer to your submission received 6/4/'84 to comply with Condition No.'s 1, 2 and 5 of decision by An Bord Pleanála to grant permission by Order No. PL6/5/62092, dated 29/2/'84, in connection with the above.

In this regard, I wish to inform you that the proposals contained in the lodged plans are acceptable and in compliance with the above conditions. You are advised that Condition No. 6 of the above approval which relates to proposed road works on Steelstown Road should be carried out in accordance with the requirements of the Roads Department of the Council.

Yours faithfully,



for Principal Officer

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: X.A. 1258

APPEAL by Patrick O'Connor of Macushla, Castlewarden, Straffan, County Kildare, against the decision made on the 7th day of December, 1982, by the Council of the County of Dublin, to grant subject to conditions a permission to Kenna and Smith of Blackchurch Inn, Blackchurch, Steelstown, Newcastle, County Dublin for development described as the retention of a car park and widening of Punchestown Road frontage of Blackchurch Inn, Blackchurch Steelstown, Newcastle, 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 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

Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would not be injurious to the amenities of the area or otherwise contrary to its proper planning and development.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. A detailed specification for site development works shall be submitted to and agreed with the planning authority before any work on the site is commenced.	1. In the interests of orderly development.
2. Parking spaces numbers 80 to 84, inclusive, shall be eliminated and a tree planting scheme along the boundary with Steelstown Road shall be submitted to and agreed with the planning authority before work is commenced. The developer shall ensure that an adequate maintenance scheme is implemented for the replacement of defective specimen trees.	2. To screen the development along the south west boundary and in the interests of visual amenity.

SECOND SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. The free standing advertising sign on the site shall be reduced to a height of 2.3 metres.</p> <p>4. The existing high density spot lights on the building shall be removed and the car park shall be illuminated by the 5 metres high residential port top lanterns, indicated on the plans submitted to the planning authority on 28th June, 1982, to a light density acceptable to the planning authority.</p> <p>5. Before development commences a comprehensive landscape programme shall be submitted to and agreed with the planning authority.</p> <p>6. The road works proposed on Steelstown Road shall be carried out at the developer's expense and in accordance with the requirements of the planning authority.</p> <p>7. The proposed car park shall not be used for the parking or storage of plant, machinery or trucks between the hours of midnight and 10.00 A.M.</p> <p>8. The proposed boundary walls shall be suitably capped and rendered externally.</p>	<p>3 and 4. In the interests of traffic safety.</p> <p>5. In the interests of visual amenity.</p> <p>6. In the interests of traffic safety.</p> <p>7. In the interests of the amenities of the area.</p> <p>8. In the interests of the proper planning and development of the area.</p>

Michael Cooke

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

Dated this ¹⁶29 day of February 1984.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission ~~to develop~~
Local Government (Planning and Development) Acts, 1963-1982.

To: **Finan P. Grimes,**
5 Botanic Park,
Glasnevin,
DUBLIN 9.

Decision Order
Number and Date **PA/3012/82 5.12.82**
Register Reference No. **XA 1258**
Planning Control No. **14837**
Application Received on **28.6.82**
Add. info. rec. **8.10.82**

Applicant **Messrs. Kenna & Smith.**

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 ~~to develop~~ for:-

retention of car park and widen PuncHESTOWN Road, fronting site of Blackchurch Inn, Blackchurch.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission that the development be strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. The parking of trucks is not permitted in the designated area on plans submitted with this application. A facility for parking of trucks is to be provided on the eastern section of the site and this matter is to be the subject of consultation and agreement with the Council's Roads Department prior to commencement of development.	2. In order to comply with the requirements of the Roads Department.
3. The free standing sign on site for the Black Church Inn is to be reduced to a height of 7'6".	3. In the interest of traffic safety.
4. As stated in letter received from the applicant on the 8.10.82 the existing high intensity spot lights on the building are to be removed and the car park is to be illuminated by the 5 metre high residential port top lanterns indicated on lodged plans to a light intensity acceptable to the Roads Department of the Council.	4. In order to comply with the requirements of the Roads Department.
5. The applicant is required to submit a comprehensive landscape programme for the approval of the Planning Authority prior to the commencement of development.	5. In order to comply with the requirements of the Planning Authority.
6. The Road works proposed on St. Ailbhin's Road the total cost of which is to be borne by the developer are to be completed in accordance with the detailed requirements of the Council's Roads Department.	6. In order to comply with the requirements of the Roads Department.
7. The parking of vehicles on the hard shoulder adjoining the site is not permitted.	7. In the interest of the proper planning and development of the area. .../Contd.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **7th December, 1982.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS

REASONS FOR CONDITIONS

Contd.

8. The proposed car park is not to be used for the overnight storage of plant machinery or trucks.
9. That the proposed boundary walls be suitably capped and rendered externally.

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

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 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, ~~Block 6 & 7, Irish Life Centre, Abbey Street, D. 1.~~ **Block 6 & 7, Irish Life Centre, Abbey Street, D. 1.**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.

XA 1258

19th August, 1982.

Finan P. Grimes,
5 Botanic Park,
Glasnevin,
DUBLIN 9.

RE: Retention of car parking and widen Bunchestown Road, Fronting
site of Blackchurch Inn, Blackchurch for Messrs. Kenna & Smith.


Dear Sir,

With reference to your planning application received here on 28th June, 1982 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, 1963-1982 the following additional information must be submitted in quadruplicate:-

1. Specific proposals for truck parking and access related to the necessity for ensuring that the amenities of adjoining residential properties will not be infringed.
2. Specific proposals for the provision of high walling and planting at the western boundary of the site.
3. Details of existing area floodlighting, including location and intensity of lighting and proposed adjustments.
4. Details of existing floor areas together with break-down of effective uses, and the relationship to proposed off-street car parking.

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

Yours faithfully,



for Principal Officer.