

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1016
1. LOCATION	Rowlagh House, Rowlagh, Clondalkin.		
2. PROPOSAL	Retention of shop.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 14th July, 86.	Date Further Particulars (a) Requested 1. Time ext. up to & incl., 23/10/86 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name Mr. J. Kavanagh, Address Old Bridge Lodge, Lucan Road, Chapelizod, Dublin 20.		
5. APPLICANT	Name Mr. David Murray, Address "Rowlagh House", Rowlagh, Clondalkin, Dublin 22.		
6. DECISION	O.C.M. No. P/3902/86 Date 20th Oct., '86	Notified 20th Oct., '86 Effect To grant permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 13th Nov., '86 Type 3rd Party	Decision Permission granted by An Bord Pleanala Effect 25/3/87	
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 .....  
 Date .....  
 Co. Accts. Receipt No .....

Registrar.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 86A/1016

APPEAL by Jim Lawless and others care of Brian Meehan of 38, Crawford Avenue, Glasnevin, Dublin, against the decision made on the 20th day of October 1986, by the Council of the County of Dublin to grant subject to conditions a permission to David Murray of "Rowlagh House", Rowlagh, Clondalkin, Dublin, for development comprising the retention of a shop at the rear of Rowlagh House, Clondalkin 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 because of its scale and location would not be inconsistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The developer shall pay a sum of money to Dublin County Council as a contribution towards the provision of public services in the area. The amount to be paid and arrangements for payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: 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.

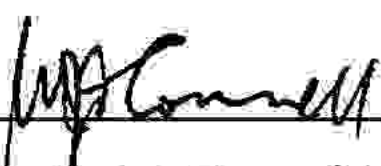
SECOND SCHEDULE (CONTD.)

2. The area shown as off-street car parking shall be clearly marked out in the site and reserved as such to the satisfaction of the planning authority.

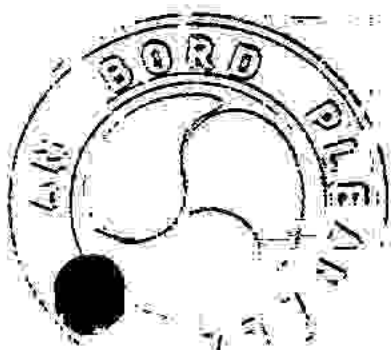
Reason: To ensure a proper standard of development.

3. The shop to be retained shall operate solely as a small retail outlet for light grocery provisions to cater for residents in the immediate area as indicated on lodged documentation to the planning authority.

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

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

Dated this 28<sup>th</sup> day of March 1987.



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval  
Local Government (Planning and Development) Acts, 1963-1983

To.....**Mr. David Murray,**  
.....**\*Rowlagh House\*,**  
.....**Rowlagh, Clondalkin,**  
.....**Dublin 22**  
Applicant.....**D. Murray**

Decision Order  
Number and Date ....**P/3902/86..20.10.86**  
Register Reference No. ....**86A/1016**  
Planning Control No. ....  
Application Received on ....**14.7.86**  
Time Ext. Up to: **23.10.86**

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 retention of shop at rear of Rowlagh House, Clondalkin**

**SUBJECT TO THE FOLLOWING CONDITIONS**

CONDITIONS	REASONS FOR CONDITIONS
1. The development in its entirety to be 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 the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	2. In the interest of safety and the avoidance of fire hazard.
3. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	3. In the interest of Health.
4. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department.	4. In order to comply with the requirements of the Sanitary Services Department.
5. That the area shown as off-street car parking on lodged plans be clearly marked out on site and reserved as such, prior to the commencement of the commercial use authorised by this permission.	5. In the interest of the proper planning and development of the area.
6. That no advertising signs or structures be erected except those which are exempted development without prior approval of the Planning Authority.	6. To prevent unauthorised development.

Contd/....

Signed on behalf of the Dublin County Council .....

For Principal Officer

Date.....**20th October, 1986**

**IMPORTANT: Turn overleaf for further information**



# CONDITIONS

# REASONS FOR CONDITIONS

7. That a financial contribution in the sum of £333.00 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 on receipt of final grant of planning permission.

8. That the proposed shop to be retained be not used for

- (A) a Fried Fish shop or a shop for the sale of hot food for consumption off the premises,
- (B) a shop for the sale of pet animals or birds,
- (C) A shop for the sale or display for sale of motor vehicles other than bicycles.

9. That the proposed shop to be retained shall operate solely as a small retail outlet for light grocery provisions to serve residents in the immediate area as indicated on lodged documentation and that the floor area of the shop unit shall not exceed the area indicated on lodged plans.

10. The commercial development of the applicants property to be confined to that area shown in red on lodged plans and shall not extend into the remainder of the property without a grant of permission from the Planning Authority or on appeal by An Bord Pleanala.

7. 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.

8. To prevent unauthorised development and 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.

## 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.

David Murray,  
'Rowlagh House',  
Rowlagh,  
Clondalkin,  
Co. Dublin

86A/1016

11.9.86

RE/ Retention of shop at rear of Rowlagh House, Clondalkin for D. MurrayT

Dear Sir,

With reference to your planning application received here on 14.7.86 (letter for extension period received 8.9.86), in connection with the above, I wish to inform you that:

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 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 23.10.86.

Yours faithfully,

  
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for Principal Officer.