

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/820
1. LOCATION	Ledwidges Foodstore, Tower Road, Clondalkin.		
2. PROPOSAL	First Floor Office ext.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Date Further Particulars (a) Requested 1. 1st Aug., 1986 2. </div> <div style="width: 45%;"> (b) Received 1. 23 rd Sept., '86 2. </div> </div>
	P.	6 June 1986	
4. SUBMITTED BY	Name P. M. Ging, Architect Address "Laureston", Monastery Road, Clondalkin.		
5. APPLICANT	Name Ledwidge Ltd Address Tower Road Clondalkin.		
6. DECISION	O.C.M. No. P/4349/86 Date 20th Nov., '86		Notified 20th Nov., '86 Effect To refuse permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 9th Jan., 1987 Type 1st Party		Decision Permission granted by An Bord Pleanala Effect 14/1/88
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	

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AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/820

APPEAL by Joe Ledwidge care of P.M. Ging of Laureston, Monastery Road, Clondalkin, Dublin against the decision made on the 20th day of November, 1986, by the Council of the County of Dublin to refuse a permission for development comprising erection of a first floor office extension at rear of premises at Tower Road, Clondalkin, Dublin:

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 plans and particulars lodged with the said Council, 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 contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The developers shall pay a sum of money to Dublin County Council as a contribution towards the costs incurred by the said Council in the provision of water supplies and sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services in the area by the Council has facilitated the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

2. The water supply and drainage arrangements associated with the proposed development shall accord with the detailed requirements of the planning authority for such services.

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

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SECOND SCHEDULE (CONTD.)

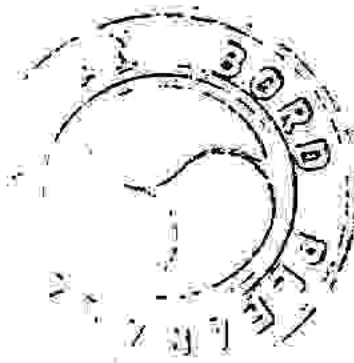
3. The developers shall pay a sum of money to Dublin County Council as a contribution towards the costs proposed to be incurred by the said Council in the provision of car parking facilities and/or traffic management schemes facilitating the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanála. The requirement to pay this contribution shall be subject to the stipulations contained in sub-paragraphs (i), (ii) and (iii) of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963, and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of seven years commencing on the date of this order.

Reason: The proposed development will generate a demand for 8 car parking spaces which cannot be provided on site. It is considered reasonable that the developer should contribute toward the costs proposed to be incurred by the Council in the provision of car parking facilities and/or traffic management schemes accommodating the car parking demand generated by the proposed development and, thereby, facilitating the proposed development.

John O'Gara

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

Dated this 14th day of January 1988.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION:~~ PERMISSION: ~~APPROVAL~~

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

To P.M. Ging, Arch., Register Reference No. 86A/820
'Laureston', Planning Control No.
Monastery Rd., Application Received 6.6.86
Clondalkin, Dublin 22 Additional Information Received 23.9.86
Applicant Ledwidges Ltd.

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, P/ 4349/86 dated 20.11.86 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed first floor office extension at rear of premises at Tower Road,
Clondalkin
for the following reasons:

1. The proposed development would represent a further extension to a mixed shopping and office development which is already served by inadequate off-street car parking. No additional car parking has been provided to serve the additional floor area proposed for offices. The proposed development would therefore not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area.

2. The proposed development would lead to a further and intensified traffic congestion on the adjoining substandard road network.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 20th November, 1986

IMPORTANT:

NOTE: (1) 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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

P.M. Ging,

Arch.,

'Laureston', Monastery Rd.,

Clondalkin,

Co. Dublin

86A/820

1st August, 1986

RE/ Proposed first floor office extension at rear of premises at Tower
Road, Clondalkin for Ledwidges Ltd.

Dear Sir,

With reference to your planning application, received here on 6th June, 1986, 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 in quadruplicate:

1. The applicant is requested to indicate on a block plan, on a scale of not less than 1:500, the total site area of the proposed development and the applicants land holding in the immediate area.

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2. The proposed development is located in an area zoned 'C' "to protect, provide for and/or improve town/district centre facilities" in the Development Plan. Maximum permitted site coverage (i.e. as measured behind the front building line) and plot ratio is 60% and 1.5 respectively. The applicant is requested to indicate if the proposed development can conform to these standards.

3. The applicant is requested to indicate if he is in a position to provide off street car parking to Development Plan standards to serve the existing approved uses under Reg. Refs. XA/101 and 85A/907 and the current proposal. In this regard, the Planning Authority is not aware that the approved off street car parking under Reg. Refs. XA/101 and 85A/907 has been provided to date. The applicant is requested to clarify the position with regard to off street car parking.

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

Yours faithfully,


for Principal Officer.