

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/751
1. LOCATION	517 Main Street, Tallaght, Co Dublin.		
2. PROPOSAL	Change of use from domestic residence to offices with proposed extension to rear.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
	P.	29 May 1986	1. .... 2. ....
4. SUBMITTED BY	Name Mallon and Associates Address Architects and Project Managers, 16 Llewellyn Way Dublin 16.		
5. APPLICANT	Name Legal Aid Board Address 47 Upper Mount Street, Dublin 2		
6. DECISION	O.C.M. No. P/2671/86		Notified 24th July, 1986
	Date 24th July, 1986		Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 11th Aug., 1986		Decision Permission granted by An Bord Pleanala
	Type 1st Party		Effect 15th Oct., '86
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 .....

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 86A/751

APPEAL by The Legal Aid Board, care of Mallon and Associates, of 16 Llewellyn Way, Dublin, against the decision made on the 24th day of July, 1986, by the Council of the County of Dublin, to refuse permission for development comprising a change of use from domestic residence to offices with proposed extension to rear at 517 Main Street, Tallaght, 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 reasons 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

Having regard to the pattern of existing commercial development in the immediate vicinity of the site, and the need to provide a Legal Aid Centre to serve the large population now resident in the Tallaght area, it is considered that the proposed change of use would not conflict with the proper planning and development of the area, subject to compliance with the conditions set out in the Second Schedule hereto.

SECOND SCHEDULE

1. Permission for the change of use to offices shall cease on 31st December, 1993, and the use of the premises (including the proposed extension at the rear) shall revert to residential use after that date, unless prior permission for retention of the office use shall have been granted by the planning authority or by An Bord Pleanála on appeal.

Reason: To enable the position to be reviewed after the proposed Tallaght Town Centre has been completed to a sufficient extent to accommodate a range of commercial and civic uses.

2. Before development is commenced, the developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of public water supply and piped sewerage facilities in the area, arising from intensification of use on the site. The amount to be paid shall be as agreed between the developer and the said Council or, failing agreement, shall be as determined by An Bord Pleanála.

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

SECOND SCHEDULE (CONTD.)

3. Four off-street parking spaces, as indicated on plans lodged with the planning authority, shall be laid out and reserved for the use of the staff of the proposed Legal Aid Centre.

**Reason:** In the interests of traffic safety.


4. (a) No signs, save those exempted under the Local Government (Planning and Development) Regulations, 1977, as amended, shall be erected externally within the site, without a prior grant of planning permission by the planning authority or by An Bord Pleanála on appeal.

(b) No changes to the street facade of the building shall take place without a prior grant of planning permission by the planning authority or by An Bord Pleanála on appeal.

**Reason:** In the interests of the visual amenities of the area.

5. Adequate provision shall be made to facilitate access to the proposed development by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria", published by the National Rehabilitation Board. Drawings showing compliance with this condition shall be submitted to and agreed with the planning authority prior to the commencement of development.

**Reason:** To ensure that reasonable facilities are provided for the convenience of disabled persons.



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



Dated this 15<sup>th</sup> day of October

1986.

# DUBLIN COUNTY COUNCIL

I. 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~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To... Mallon & Associates, Register Reference No. 86A/751  
Architects and Project Managers, Planning Control No. ....  
16 Llewellyn Way, Application Received 29.5.86  
Dublin 16. Additional Information Received .....  
Applicant Legal Aid Board

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/ 2671/86 dated 24.7.86 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~  
~~XXXXXXXXXXXXXXXXXXXX~~

For... change of use from domestic residence to offices with proposed extension to rear of  
517 Main Street, Tallaght  
for the following reasons:

1. The site is located within an area zoned "to protect and/or improve residential amenity" in the Development Plan. The proposed commercial development within this residential area would contravene materially the above objective, would not be in accordance with the proper planning and development of the area and would be seriously injurious to residential property in the vicinity.

2. The plans submitted do not clearly show off street car parking in relation to the scale of development proposed.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 24th July, 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.