

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/621
1. LOCATION	Greenhills Centre, Greenhills Road, Tallaght, Dublin 24.		
2. PROPOSAL	Part change of use of factory to retail/distribution outlet		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	7th May, 1986	1. 3rd July, 1986 2. 1. 28th July, 1986 2.
4. SUBMITTED BY	Name Lorcan Lyons & Assocs., Address 23, Crofton Road, Dun Laoghaire, Co. Dublin.		
5. APPLICANT	Name Mr. John Doyle Address 130, Ardmore Park, Bray, Co. Wicklow.		
6. DECISION	O.C.M. No. P/3577/86 Date 25th Sept., 1986		Notified 25th Sept., 1986 Effect To refuse permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 30th Oct., '86 Type 1st Party		Decision Permission Granted by An Bord Pleanala Effect 22nd June, 1987
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 PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/621 B

APPEAL by John Doyle, care of Fergal MacCabe of 40, Fitzwilliam Place, Dublin, against the decision made on the 25th day of September 1986, by the Council of the County of Dublin to refuse permission for development comprising a change of use of part of an existing warehouse to a retail/distribution outlet and for new entrance and illuminated sign at Greenhills Centre, Tallaght, 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, 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 nature of the retail use proposed, the lack of available floorspace in the area suited to its specific requirements and to the details set out in the revised drawings received by An Bord Pleanála on 19th day of December, 1986, it is considered that a grant of permission would not be contrary to the proper planning and development of the area provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. The use of the site for retailing shall be discontinued on the expiration of a period of three years from the date of this order unless by that time permission for the continuance of the use for a further period has been granted by the planning authority or An Bord Pleanála on appeal.

Reason: To allow the planning authority to review the situation in the light of circumstances then prevailing.

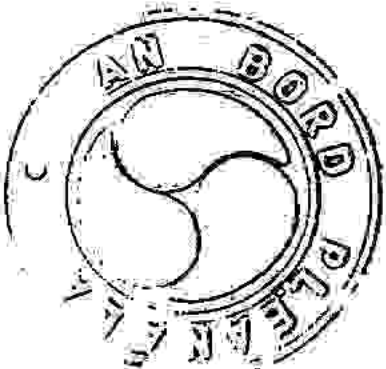
SECOND SCHEDULE (CONTD.)

2. The external finish of the proposed development shall be in accordance with amended drawing number 683/2 received by An Bord Pleanála on the 19th day of December, 1986. No advertising material other than that indicated on the submitted drawing shall be erected on the site or on the structure unless permission for such advertising materials or signs has first been granted by the planning authority or An Bord Pleanála on appeal.

Reason: In the interests of orderly development and visual amenity.

3. The construction and layout of the car park shall comply with the detailed requirements of the planning authority.

Reason: In the interest of orderly development.



Ann Cnr. Quinn

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

Dated this 22nd day of June, 1987.

DUBLIN COUNTY COUNCIL

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 Lorcan Lyons & Assoc. Register Reference No. 86A/621
Anglesey House, Planning Control No.
23, Crafton Road, Application Received 7/5/'86
Dun Laoghaire, Co. Dublin. Additional Information Received 28/7/'86
Applicant John Doyle

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/ 3577/86, dated 25/9/'86, decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed change of use of part of existing warehouse, to a retail/distribution outlet and for new entrance and illuminated sign at Greenhills Centre, Greenhills Road, Tallaght.
for the following reasons:

1. The site is located within an area zoned in the Development Plan with the objective "to provide for industrial and related uses". The proposed development which envisages direct retail sales to the public would contravene materially the above objective and would not be in accordance with the proper planning and development of the area.
2. The development materially contravenes condition 4 of decision to grant permission for the existing main structure dated 6/4/'76 (Order No. P/998/76) Reg. Ref. K.373 which states "That the proposed structures be used solely for warehousing purposes with associated minor office and toilet facilities as set out in the plans and application form submitted on 19th February, 1976, and any proposed change of use shall be subject to the approval of the County Council or the Minister on appeal".
3. The development contravenes materially Condition 2 of Order No. P/2607/76, dated 20/8/'76, Reg. Ref. K.1489, which states "That the relevant conditions set out in Order No. P/998/76, dated 6/4/'76, be adhered to in respect of this development" and would not be in accordance with the proper planning and development of the area.
4. The plans submitted do not show the existing unauthorised signs and fascia lettering on the west flank of the main building. In addition the development as now carried out is not in accordance with the description of the development as stated in the newspaper notice submitted with the application.

Signed on behalf of the Dublin County Council for PRINCIPAL OFFICER
Date 25th September, 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 deal with the application for permission as if it had been made to them in the first instance.

Lorcan Lyons & Assoc.,
23, Crofton Road,
Dun Laoghaire,
Co. Dublin.

86A/621

3/7/'86

Re: Proposed change of use of part of existing warehouse,
to a retail/distribution outlet and for new entrance
and illuminated sign at Greenhills Centre, Greenhills Road,
Tallaght for John Doyle.

Dear Sir,

With reference to your planning application, received here on 7/5/'86, 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. Applicant to submit details of the proposed scale of activities together with the specific type of goods to be handled.
2. An indication of the number of employees (male and female) to be employed on the premises is to be submitted.
3. Applicant to submit specific details of the hours of business activities, the days involved and clarification of Saturday or Sunday working operations.
4. Applicant to submit details of the specific floor areas relating to warehousing, storage, office, showroom and retail uses.
5. Applicant to submit details of the car parking areas relating to the proposed uses to Development Plan standards together with clearly defined inlet, exits and vehicular circulation.

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

Yours faithfully,



for Principal Officer