

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/382
1. LOCATION	7 Monastery Road, Clondalkin		
2. PROPOSAL	Office/Retail Development		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
	P	25 March 1986	(a) Requested (b) Received
			1. 2.
4. SUBMITTED BY	Name Mr. Paul Sinnott, Somers, Lynam, Sinnott Architects Address 33 Kildare Street, Dublin 2		
5. APPLICANT	Name Owen Owens, Address Woodtown Lodge, Stocking Lane, Woodtown		
6. DECISION	O.C.M. No.	P/1786/86	Notified 22nd May, 1986
	Date	22nd May, 1986	Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	18th June, 1986	Decision Permission granted by An Bord Pleanála
	Type	3rd Party	Effect 18th Sept., 1986
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

Mr. Paul Sinnott,
Duncan, Stewart & Paul Sinnott,
43 Fitzwilliam Place,
Dublin 2.

86A-382

22nd December, 1986

RE: Proposed three storey retail and office development at
7 Monastery Road, Clondalkin for Owen Owens.

Dear Sir,

I refer to your submission received on 7th November, 1986, to comply with condition No. 1 of decision to grant permission by An Bord Pleanala, Ref. no. PL6/5/71709, dated 18th September, 1986, in connection with the above.

In this regard, I wish to inform you that the revised plans lodged in the Planning Department on the 7th November, 1986, are satisfactory in compliance with condition No. 1 of PL6/5/71709, dated 18/9/86, of An Bord Pleanala (Reg. Ref. 86A-382).

Yours faithfully,



for Principal Officer.

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 86A/382

APPEAL by Thomas McNamara, of Monastery Road, Clondalkin, County Dublin, against the decision made on the 22nd day of May, 1986, by the Council of the County of Dublin, to grant subject to conditions a permission for a three storey office and retail development at Monastery Road, Clondalkin, County Dublin, for Owen Owens of Woodtown Lodge, Stocking Lane, Woodland, 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 office and retail 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 zoning for this area in the Dublin County Development Plan, 1983 which is "to provide for and/or improve town/district centre facilities" and subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that this proposed infill development would accord with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be modified in accordance with revised plans and particulars to be submitted for the written agreement of the planning authority prior to the commencement of development and providing for, *inter alia*:-
 - (a) The rear (north) wall of the proposed first and second floors shall be set back at least 7.5 metres from the existing yard wall which separates the site from the adjacent garden to the north, so that the rear wall respects the rear building line of the existing premises to the east and,

Contd./...

SECOND SCHEDULE (CONTD.)

- (b) The proposed fenestration and roof profile of the rear elevation shall be maintained, save for a flat roof over part of the ground floor area at the rear. (This will necessitate some modifications to the internal layout).

Reason: Taken in conjunction with adjoining developments, the original proposal would have caused undue overlooking and overshadowing of existing residential property to the north of the site.

2. The developer shall contribute towards the cost of the provision of off-street parking spaces by the planning authority which will serve the development (as modified by condition number 1 above). The amount to be paid, and the time and method of payment, shall be as agreed between the planning authority and the developer or, in default of such agreement, shall be as determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer, in lieu of providing on-site parking, should contribute towards the cost of alternative provision by the planning authority, which will facilitate the development.

3. Prior to the commencement of development, the developer shall pay to the Dublin County Council the sum of £2,193 as a contribution towards the cost of the provision of a public water supply and drainage system which will facilitate the proposed development.

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

4. Water supply and drainage arrangements shall be in accordance with the requirements of the planning authority.

Reason: To ensure a proper standard of development.

5. (a) No advertising signs, except those exempt under the Local Government (Planning and Development) Regulations, 1977, as amended, shall be erected outside the premises without the prior permission of the planning authority or of An Bord Pleanála on appeal.

Contd./...

SECOND SCHEDULE (CONTD.)

- (b) The retail area at ground floor level shall not be used for the sale of hot food for consumption off the premises without the prior permission of the planning authority or of An Bord Pleanála on appeal.

Reason: In the interests of orderly development.

Anw. Anw. Quinn

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

Dated this 18th day of September, 1986.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

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

To **Paul Sinnott,**
46 Shanboley Road,

Decision Order **P/1786/66 - 22/5/86**
Number and Date

Whitehall

Register Reference No. **854/382**

Dublin 9:

Planning Control No. **23/3/86**

Applicant **Owen Owens:**

Application Received on **27/5/86**
Floor Area

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 three storey retail and office development at 7 Monastery Road,
Clonsilla.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
2. That before development commences, approval under the building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of **2,123**, 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 before the commencement of development on the site.
4. That the requirements of the Chief Fire Officer, be ascertained and strictly adhered to in the development.
5. That the requirements of the Supervisor, Mental Health Officer, be ascertained and strictly adhered to in the development.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. 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.
4. In the interest of safety and the avoidance of fire hazard.
5. In the interest of health.

(Signature)

Signed on behalf of the Dublin County Council

(Signature)
For Principal Officer

Date

22nd May, 1986

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.

6. In order to comply with the Sanitary Services Acts, 1978-1984.

7. That a further financial contribution of £7,230.00 be paid by the developer to Dublin County Council as a contribution towards the provision of car parking, the improvement of on street car parking and traffic management in the area. This contribution to be paid prior to the commencement of development.

7. In the interest of the proper planning and development of the area.

8. That no advertising sign or structure be erected except those which are exempted development without the prior approval of Planning Authority.

8. To prevent unauthorised development.

9. That the treatment of any shop signs shall be subject to the agreement of the Planning Authority.

9. To prevent unauthorised development.

10. That the retail area at ground level shall not be used for the sale of hot food for consumption off the premises without the prior approval of the Planning Authority.

10. To prevent unauthorised development.

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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 An 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, 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 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) 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 when making submissions or observations to An Bord Pleanála 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.