

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 1196
1. LOCATION	Rose Cottage, Tower Road, Clondalkin, S		
2. PROPOSAL	Change of use to shops on ground floor and offices and caretakers flat on first floor		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 18th June, 1982	Date Further Particulars
			(a) Requested 1. Mat...Contra...Not dated 5/8/82 2.
4. SUBMITTED BY	Name J. S. Deane,		
	Address 24, Oakley Court, Ranelagh, Dublin 6.		
5. APPLICANT	Name Mr. Christopher Mulryan,		
	Address Rose Cottage, Tower Road, Clondalkin, Co. Dublin.		
6. DECISION	O.C.M. No. PA/2436/82		Notified 30th Sept., 1982
	Date 30th Sept., 1982		Effect To grant permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified		Decision Permission Granted by
	Type 3rd Party		An Bord Pleanala, Effect 8th July, 1983
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	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

County Dublin

Planning Register Reference Number: X.A. 1196

APPEAL by A. Vaughan of 63, Northumberland Road, Dublin, against the decision made on the 30th day of September, 1982, by the Council of the County of Dublin to grant subject to conditions a permission to C. Mulryan, of Rose Cottage, Tower Road, Clondalkin, County Dublin, for development consisting of the erection of shops, offices and flat at Rose Cottage, Tower Road, Clondalkin, 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 1982, 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 column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the permission granted by the planning authority in 1981 for commercial development on the site and provided the conditions set out in the Second Schedule are complied with, the Board sees no objection on planning grounds to the development now proposed.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be agreed between the developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.</p> <p>2. Details of the arrangements for the provision of a water supply and of foul and surface water drainage facilities to serve the development shall be in accordance with the requirements of the planning authority.</p>	<p>1. The provision of such services in the area by the Council will facilitate the proposed development</p> <p>2. To ensure the satisfactory provision of these services.</p> <p>8/1/83</p> <p>Contd./.....</p>

Column 1 - Conditions

3. Car-parking shall be provided as indicated on the submitted plans. The car-park area shall be tarmacadamed, clearly marked and provided with adequate lighting. Provision shall be made for access to the adjoining car-park as indicated in the application.

4. Access to the car-park from Tower Road shall be 24 feet in width and vision splays, to the requirements of the planning authority, shall be provided at the entrance.

5. Details of the new kerb line and road markings on Tower Road shall be as agreed with the planning authority.

6. Details of landscaping and boundary treatment shall be as agreed with the planning authority.

7. Litter bins shall be provided in the forecourt area and adequate provision shall be made for the disposal of litter.

8. No advertising signs or structures other than those constituting exempted development, shall be erected on the holding or on the site without a prior grant of permission by the planning authority or by An Bord Pleanála on appeal.

9. None of the proposed shops shall be used for the sale of fried fish or for the sale of hot food for consumption off the premises without a prior grant of permission by the planning authority or by An Bord Pleanála on appeal.

Column 2 - Reasons for Conditions

3. To ensure the provision of adequate car-parking facilities to serve the proposed development.

4 and 5. In the interests of traffic safety.

6. In the interests of the visual amenities of the area.

7. In the interests of amenity.

8 and 9. In the interests of proper planning control.

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

Dated this *2nd* day of *July* 1983.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission ~~to develop~~
Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1982

To: J.S. Desne, Decision Order
24 Oakley Court, Number and Date PA/2436/82 30/9/82
Ranelagh, Register Reference No. XA 1196
Dublin 6. Planning Control No. _____
Applicant C. Mulryan, Application Received on 18/6/82
Mat. Contra Not. dated 5/8/82

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:-

~~change of permitted office development to provide shops on ground floor and offices and~~
~~caretakers flat on first floor at Rose Cottage, Tower Road, Clondalkin.~~

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. That the proposed house be used as a single dwelling unit.
4.3 3. That a financial contribution in the sum of £1480. 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.	4.3 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. That the requirements of the Superfising Health Inspector be ascertained and strictly adhered to in the development. In this respect the shop premises would not be suitable for a registerable food business, i.e. coffee shop, butcher shop, hot bread shop, take-away food premises or supermarket.	4. In the interest of health.
5. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	5. In the interest of safety and the avoidance of fire hazard.
6. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In relation to foul and surface water drainage details of connections to public sewers to be submitted and agreed with Sanitary Services Department prior to the commencement of development.	6. In order to comply with the requirements of the Sanitary Services Department.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 30th September, 1982.

IMPORTANT: Turn overleaf for further information.

CONDITIONS

REASONS FOR CONDITIONS

6. contd./....

In relation to water supply, 24 hour storage to be provided. Applicant to submit details of watermain layout to Sanitary Services Department for agreement prior to the commencement of development.

7. That car parking be provided as indicated on the submitted plans. The car park area to be tarmacaded and clearly marked and lighted. Provision to be made for access to the adjoining car park to the rear of the site as indicated in the application.

8. That the access to the car park from Tower Road be 24ft. in width with adequate vision splays. Details to be agreed with Roads Department.

9. That details of new kerb line on Tower Road and road markings be agreed with Traffic Section, Roads Department.

10. That details of landscaping and boundary treatment be agreed with the Planning Authority prior to commencement of development.

11. That litter bins be provided in the forecourt of the development and adequate provision be made for the disposal of the litter.

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

13. That none of the proposed shops be used for the sale of fried fish or for the sale of hot food for consumption off the premises without a prior grant of planning permission for that use.

7. In order to comply with the requirements of the Development Plan.

8. In the interest of safety and to comply with the requirements of the Roads Department.

9. In order to comply with the requirements of the Roads Department.

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

11. In the interest of amenity.

12. To prevent unauthorised development.

13. To prevent unauthorised development.

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 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, **BLOCK 6 & 7 IRISH LIFE CENTRE, LOWER ABBEY STREET, DUBLIN 1.**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.