

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/29
1. LOCATION	Tibradden Lane, Co. Dublin		
2. PROPOSAL	Sports Complex		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 14.1.86	Date Further Particulars
			(a) Requested 1. 10th March, 1986 Time ext. up to & incl., 31/7/86 2.
(b) Received 1. 15th April, 1986 2.			
4. SUBMITTED BY	Name: Club Italiano Dublino Ltd., Address: C/O 3 Main St., Tallaght		
5. APPLICANT	Name: AS ABOVE. Address:		
6. DECISION	O.C.M. No. P/2779/86		Notified 30th July, 1986
	Date 30th July, 1986		Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 22nd Aug., 1986		Decision Permission granted by An Bord Pleanála
	Type 3rd Party 1986		Effect 4th Dec., 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

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/29

APPEAL by An Taisce care of Michael Beagon, of 86, Beaufort Downs, Dublin, and by William Twomey of Hilltop, Tibradden, Rathfarnham, Dublin, against the decision made on the 30th day of July, 1986, by the Council of the County of Dublin, to grant subject to conditions a permission for development comprising the erection of a sports complex, meeting room and members lounge, with revisions to an approved entrance to sports ground at Tibradden Lane, to Club Italiano Dublino Limited care of Donato Borza of 3, 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 permitted development on the site, under Planning Register Reference Number 85A/715, Manager's Order dated 22nd July, 1985, it is considered that subject to compliance with the conditions set out in the Second Schedule hereto, the development would not seriously injure the amenities of the area or endanger public safety by reason of traffic hazard and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed gymnasium/sports hall shall be omitted from the development.

Reason: By reason of its scale and height and siting to the front of the complex, it is considered that it would seriously injure the visual amenities of the area.

2. The covered passageway with the mono pitch blue/black slated roof along the western elevation shall be continued along the blank revised northern elevation.

Reason: To assimilate the development into the surrounding rural environment.

2.
SECOND SCHEDULE (CONTD.)

3. The sports grounds and complex shall be run as a private club. Use of the proposed complex shall be confined solely to members of the Club Italiano Dublino Limited. The development shall not be used by the public without a prior grant of permission from the planning authority or by An Bord Pleanála on appeal.

Reason: To restrict the intensity of use of the complex in this rural agricultural area in the interest of traffic safety.

4. A comprehensive landscaping scheme, which shall include plans for mounding and planting along the complex's northern and western elevations and also along the site's road frontage where road improvement plans result in the removal of existing trees and hedgerows, together with a programme for the carrying out of such works, shall be submitted to and agreed with the planning authority prior to the commencement of development.

Reason: In the interests of assimilating the development into the surrounding rural environment.

5. The road improvement plans shown in the detailed drawing submitted to the planning authority on 25th June, 1986, shall be carried out to the satisfaction of the planning authority.

Reason: In the interest of traffic safety.

6. Prior to the commencement of development, the developer shall pay a sum of money to Dublin County Council as a contribution towards any expenditure to be incurred by the Council in respect of road improvement works to Tibbradden Lane. If the work relating to the expenditure which is to be incurred on the said road improvement works is not carried out or is carried out only in part within a period of five years from the date of payment of the contribution, then an appropriate amount of money shall be returned to the developers. The Council shall pay interest to the developer at an agreed rate, on any sums he has paid so long as they remain unexpended on the provision of such facilities and shall refund to him any such sums or portions thereof which remain unexpended after a period of five years from the date of receipt by the Council of the said sum. The amount, time and method of payment and the rate of interest payable shall be as agreed between the parties before development commences. If the appropriate amount or the rate of interest cannot be agreed, these matters shall be as determined by An Bord Pleanála.

Reason: It is considered reasonable that a contribution should be made towards the cost of road improvement works which would serve the development.

7. The colour of all external finishes to the proposed complex shall be neutral in tone and texture. Details shall be as agreed between the developer and the Council prior to the commencement of development. The roofing slates shall be blue/black in colour.

Reason: In the interest of visual amenity.


SECOND SCHEDULE (CONTD.)

8. The water supply and drainage arrangements shall be in accordance with the requirements of the planning authority. The design and capacity of the septic tank shall be in accordance with the British Code of practice for Designs and installation of small sewage treatment works and cesspools BS 6297: 1983 (formerly CP 302 and CP 302.200). Details shall be submitted to the planning authority for its agreement prior to the commencement of development.

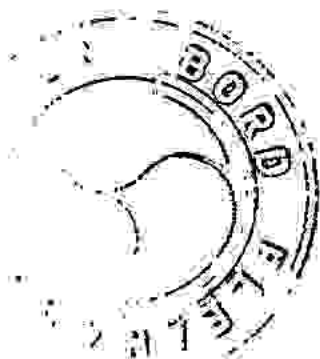
Reason: In the interest of public health.

9. In the event of a connection to a public water supply, the developers shall pay a sum of money to Dublin County Council as a contribution towards the provision of this service 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 a service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the service.


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

Dated this 4th day of December 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 **Club Italiano Dublino Ltd.,**
c/o, 3, Main Street,
Tallaght,
Co. Dublin.
Applicant **Club Italiano Dublino Ltd.**

Decision Order
Number and Date **P/2779/86, 30/7/'86**
Register Reference No. **86A/29**
Planning Control No.
Application Received on **14/1/'86**
Add. Inf. Rec.'d. **15/4/'86**
Time Ext. up to & incl. **31/7/'86**

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 sports complex, meeting room, members lounge and revisions to approved entrance to Sports Ground at Tibradden Lane.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR 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.	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 be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Act 1878-1964.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the water supply and drainage arrangements, including the proposed septic tank and its necessary percolation areas, be in accordance with the requirements of the County Council. The septic tank capacity is to be not less than 3,600 gallons and the length of distribution piping in the percolation area must be a minimum of 78 metres. The design of percolation must be in strict accordance with IIRS SR6 1975. Details of the bacteriological and chemical quality of the drinking water is to be submitted to the Environmental Health Officers Department before development commences. The foregoing matters are to be subject of consultations and agreement with the Eastern Health Board before the commencement of development.	4. 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 July, 1986**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That a comprehensive landscaping scheme and programme for such works be submitted to the Parks Department before development is commenced.

6. In the event of a connection to a public water supply, a financial contribution in a sum to be determined, 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.

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

6. 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.

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 An 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, 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 Pleanala 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 Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala 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 Pleanala when making submissions or observations to An Bord Pleanala 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.

Donato Borzo,
Club Italiano Dublino Ltd.,
3 Main Street,
Tallaght,
Dublin 24.

86A-29

11th June, 1986

Re: Proposed Sports Complex, meeting room, members lounge
and revisions to approved entrance to Sports Ground at
Tibradden Lane, for Club Italiano Dublino Ltd.

Dear Sir,

With reference to your planning application received here on 14th January, 1986, additional information received 15th April, 1986, (letter for extension period received 6th June, 1986), in connection with the above, I wish to inform you that:

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 31st July, 1986.

Yours faithfully,



for Principal Officer.

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

Yours faithfully,



for Principal Officer.