

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/651
1. LOCATION	Neighbourhood Shopping Centre, Greenfort Gardens, Quarryvale, Co. Dublin. S		
2. PROPOSAL	Shops/Snooker club		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 15th May, 1985	Date Further Particulars
			(a) Requested 1. Time ext up to & incl., 26/7/85 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Murphy, Kenny Archs., Address 5, Clyde Lane, Dublin 4.		
5. APPLICANT	Name Sherborough Securities Ltd., Address "Barclay House," Pembroke Place, Dublin 2.		
6. DECISION	O.C.M. No. P/2707/85		Notified 25th July, 1985
	Date 25th July, 1985		Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 16th Aug., 1985		Decision Permission granted by An Bord Pleanála
	Type 1st Party		Effect 24th March, 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

Murphy Kenny Archs.,
5 Clyde Lane,
Dublin 4.

85A-651

May 3, 1990

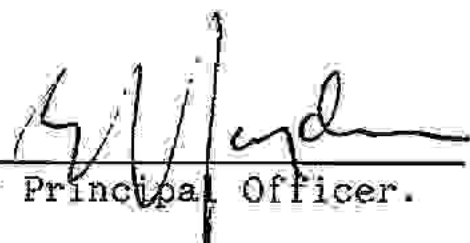
Re: Proposed two storey development of shops with private snooker club at first floor at Neighbourhood Centre Site, Greenfort Gardens, Quarryvale for Sherborough Securities Ltd.

Dear Sirs,

I refer to your submission received on 23rd October, 1989, to comply with conditions Nos. 3(b), 4(a), 4(b), 4(c) and 5, of Decision to Grant Permission by An Bord Pleanala, Ref. No. PL6/5/69783, dated, 24th March, 1986, in connection with the above.

In this regard, I wish to inform you that the submission in relation to landscaping, boundary treatment, layout of car parking area, provision of litter bins on site, and provision of approved canopy over south elevation enclosed on Drawing No. 8528/01, received 23/10/89, is acceptable to the Planning Authority subject to all works being completed prior to 31/8/90. In this regard, (i) the perimeter landscaping areas to be hard surfaced in cobble lock paving (i.e. areas between proposed new trees); (ii) the four northernmost car parking spaces and six southernmost car parking spaces within the centre site car parking area be removed - this area to be laid out in hard landscaping, i.e. cobble lock paving, and planted with semi-mature trees at 5 metre centres.

Yours faithfully,


for Principal Officer.

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/651

APPEAL by Michael P. Mahady of 37, Greenfort Gardens, Quarryvale, County Dublin, Quarryvale Action Group, care of B. Quinn, 64 Shancastle Avenue, Clondalkin, County Dublin and Sherborough Securities Limited, Barclay House, 6, Pembroke Place, Dublin, against the decision made on the 25th day of July, 1985, by the Council of the County of Dublin, in relation to an application by the said Sherborough Securities Limited for a proposed two storey development comprising shops with private snooker club at first floor at Neighbourhood Shopping Centre Site, Greenfort Gardens, Quarryvale, 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 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 existing and proposed number of houses in the new Quarryvale neighbourhood, the need to provide a range of local shops and services within the area, and the limited scale of the proposal, it is considered that the proposed neighbourhood centre would be in accordance with the proper planning and development of the area, provided the conditions set out in the Second Schedule are complied with.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the modified plans submitted to the planning authority on 16th July, 1985, save as required by other conditions attached to this decision.

Reason: In the interests of residential and visual amenity.

2. None of the units shall be used for the sale of hot food, or as a betting shop, unless prior permission for such use has been obtained from the planning authority or from An Bord Pleanála on appeal.

Reason: It is considered that such uses, which may serve to attract customers from outside the neighbourhood, should be the subject of separate planning applications.

SECOND SCHEDULE (CONTD).

3. (a) The north, south and west elevations of the building shall be finished in brick, the colour of which shall be as agreed with the planning authority to harmonise with adjoining houses.

(b) Canopies clad in plastic-coated corrugated steel sheet shall be provided along the western and southern elevations of the building. The width and colour of the canopies shall be as agreed with the planning authority prior to the commencement of development.

Reason: In the interests of visual amenity.

4. (a) Details of all boundary treatment, including the proposed community centre site to the north and the existing shop to the east, shall be submitted for the written agreement of the planning authority prior to the commencement of development.

(b) A comprehensive landscape plan, specifications, and maintenance programme shall be submitted for the written agreement of the planning authority prior to the commencement of development. Such landscaping plans shall provide, inter alia, for dense planting on the southern and western boundaries of the site.

(c) The car parking spaces (numbers 6-20 inclusive) on the western boundary of the site shall be omitted, and the area landscaped in accordance with condition number 4 (b) above. All other parking spaces shall be clearly marked out.

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

5. Litter bins shall be provided at suitable locations within the site, as agreed with the planning authority prior to the commencement of development.

Reason: In the interests of visual and residential amenities.

6. The developer shall pay a financial contribution of £8,610 to the Dublin County Council towards the costs of providing public services in the area which facilitate this development. The time and method of payment shall be as agreed with the said Council, or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of public services in the area will facilitate the proposed neighbourhood centre, and it is considered reasonable that the developer should contribute towards the cost of providing the services.

D. Hannigan

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

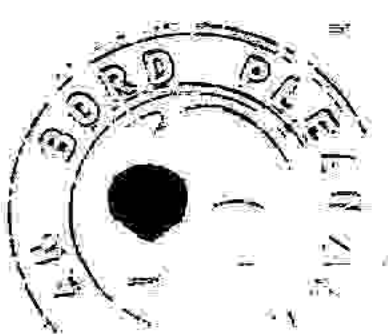
Dated this

24th

day of

March

1986.



Murphy Kenny Archs.,
5, Clyde Lane,
Dublin 4.

85A/651

11/7/'85

Re: Proposed two-storey development of shops with private snooker club
at first floor at Neighbourhood Shopping Centre, site, Greenfort
Gardens, Quarryvale for Sherborough Securities Ltd.

Dear Sirs,

With reference to your planning application received here on 15/5/'85,
(Letter for extension period received 11/7/'85), 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 26/7/'85.

Yours faithfully,



for Principal Officer

DUBLIN COUNTY COUNCIL

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

tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/~~Approval~~

Local Government (Planning and Development) Acts, 1963-1983

To Murphy, Kenny, Architects
5 Clyde Lane,
Dublin 4.
Applicant Shorborough Securities Ltd.

Decision Order
Number and Date P/2707/85 - 23/7/85
Register Reference No. 83A-651
Planning Control No.
Application Received on 15/5/85
Time Ext. up to & incl. 26/7/85

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:-

~~one-storey development of shops with private members club at first floor at~~
~~Neighbourhood Centre Site, Greenfort Gardens, Quarryvale,~~

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 Acts, 1878-1964.
3. That the water supply and drainage arrangements be in accordance with the requirements of the County Council. Watermain layout to be submitted to and agreed with Sanitary Services Department prior to the commencement of development.	3. In order to comply with the requirements of the Sanitary Services Department.
4. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	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 the development be carried out in accordance with the plans, submitted to the Planning Authority on 16/7/85, save as may be required by other conditions attached to this permission (i.e. the building shall	6. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

W.B.
For Principal Officer

Date 25th July, 1985.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

Contd./.....

be single-storey and the snooker hall shall be omitted from the development). No snooker or gaming or amusement operations to take place without a prior grant of permission from the Planning Authority.

7. That this permission does not relate to the use of the take away shop and betting shop indicated on the submitted plans.

8. That the north and south elevations and the front i.e. west elevation shall be finished in brick as indicated on the submitted plans.

9. That the canopies proposed along the front elevation and the southern elevation shall be tiled. Additionally, the canopies shall be extended to approximately 3m. in width along the southern elevation and 2.5m in width along the front elevation to provide for adequate cover of adjoining footpaths. Details to be agreed with Planning Authority prior to the commencement of development.

10. That details of the boundary treatment of the site including the treatment of the southern and western perimeters, the boundary with the existing shop to the east, the boundary with the community centre site to the north and entrance to the service area shall be agreed with the Planning Authority prior to the commencement of development.

11. That the car parking area be set out with spaces clearly marked.

12. That full details of the landscaping of the site be submitted to and agreed with the Planning Authority prior to the commencement of development. Planting to include the provision of at least 1 standard tree at 3m centres around the southern and western boundaries of the site and standard trees to be planted in the landscaped areas within the car park. Additionally, underplanting of shrubs etc., to be provided at the rate of at least 2 shrubs/plants per square metre.

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

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

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

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

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

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

Contd./.....

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) 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.

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

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

To **Murphy Kenny Architects,**
5 Clyde Lane,
Dublin 4;
Applicant **Sherborough Securities Ltd;**

Decision Order Number and Date **P/2707/85 - 25/7/85**
Register Reference No. **85A/651**
Planning Control No. **15/5/85**
Application Received on **26/7/85**
Time Exp. up to & incl. **26/7/85**

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 two storey development of shops with private snooker club at first floor at Neighbourhood centre site, Greenfort Gardens, Garryvalley

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
13. That litter bins be provided at suitable locations within the development to be agreed with the Planning Authority.	13. In the interest of the proper planning and development of the area.
14. That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority. Shop signs to be agreed with the Planning Authority prior to their erection.	14. In the interest of the proper planning and development of the area.
15. That none of the shop units shall be used for sale of hot food off the premises without a prior grant of permission from the Planning Authority.	15. To ensure a satisfactory standard of development.
16. That a financial contribution in the sum of £8,610. 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.	16. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date **25th July, 1985**

IMPORTANT: Turn overleaf for further information