

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.74	
1. LOCATION		Merchant Meade Ltd., Taylor's Lane, Ballyboden Dublin 16			
2. PROPOSAL		New shop and stores			
3. TYPE & DATE OF APPLICATION		TYPE P.	Date Received 22.1.82	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.	
4. SUBMITTED BY		Name Mr. A. Meade, Address Newbrook House, Taylor's Lane, Dublin 16			
5. APPLICANT		Name Mr. E. Meade, Address Newbrook House, Taylor's Lane, Dublin 16			
6. DECISION		O.C.M. No. PA/662/82 Date 16th March, 1982		Notified 16th March, 1982 Effect To refuse permission,	
7. GRANT		O.C.M. No. A Date		Notified Effect	
8. APPEAL		Notified 23rd April, 1982 Type 1st Party,		Decision Permission granted by An Bord Pleanála Effect 19th May, 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			
Checked by		Date Registrar.			
		Co. Accts. Receipt No			

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982County DublinPlanning Register Reference Number: X.A. 74

APPEAL by Merchant Meade Limited of Taylor's Lane, Ballyboden, County Dublin, against the decision made on the 16th day of March, 1982, by the Council of the County of Dublin to refuse permission for the erection of a structure comprising a shop and stores on a site at Taylor's Lane, Ballyboden, 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 erection of the said structure 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 existing uses established on the site, it is considered that the proposed development would not be seriously injurious to the residential amenities of the area or otherwise contrary to its proper planning and development, provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The developers 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 as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanála.	1. The provision of such services 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 services.

SECOND SCHEDULE (contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. The land expected to be required by the planning authority in connection with road improvement works in the area shall be reserved for that purpose.</p> <p>3. The existing front boundary of the site shall be removed. The treatment of all boundaries, the precise location of the new front boundary and the treatment of the area between the existing and new front boundaries shall be as agreed between the developers and the planning authority or, in default of agreement, shall be as determined by An Bord Pleanála.</p> <p>4. Car parking facilities shall be provided on the site in accordance with the revised version of drawing number MM-10 lodged with An Bord Pleanála on 6th January, 1983.</p> <p>5. The top sides of the structure shall be finished in vinyl-coated box-section steel cladding and the cladding shall be dark brown in colour or such other dark colour as may be agreed with the planning authority. The bottom sides of the structure shall be finished in red brick.</p>	<p>2. To facilitate the planning authority's proposed road works in the area.</p> <p>3. In the interests of traffic safety and to protect the visual amenities of the area.</p> <p>4. In the interests of traffic safety.</p> <p>5. In the interests of visual amenity.</p>

Anthony J. Lambert

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

Dated this *19th* day of *May* 1983.

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext.: 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION: ~~XXXXXXXXXX~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

..... Mr. Edward Meade, Register Reference No. XA.74
..... Newbrook House, Planning Control No.
..... Taylor's Lane, Application Received 22/1/'82
..... Dublin 16, Additional Inf. Recd.

APPLICANT E. Meade

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/ A/662/B2 dated 16/3/'82 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXX~~

For..... Proposed new shop and stores at Newbrook House, Taylor's Lane, Dublin 16..

for the following reasons:

1. The site is located in an area zoned to preserve and improve residential amenity and to provide for residential development in the Development Plan. The proposed commercial development by reason of its excessive size in relation to the existing premises and to the outline permission for the development of the site would contravene materially the above objectives, would not be in accordance with the proper planning and development of the area, and would seriously injure the amenities of residential properties in the vicinity.
The proposed development would generate a large number of turning movements onto the substandard Taylor's Lane which will form part of the Green Route, and would therefore endanger public safety by reason of a traffic hazard.
3. The site frontage of Taylor's Lane is seriously affected by the Council's road reservation for the proposed Green Route in this area.
4. The proposed provision for off-street car parking to serve the proposal is seriously deficient in relation to County Development Plan Standards.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date..... 16th March, 1982.....

NOTE: An appeal against the decision may be made to An Bord Pleanála by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanála, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., Dublin 1, and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.