

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 286	
1. LOCATION	Fox & Geese, Knockmitten Lane, Naas Road, S			
2. PROPOSAL	Retail sales/warehouse and ancillary offices,			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name E. C. M. Ltd., Address 15 Fitzwilliam Pl., Dublin 2.			
5. APPLICANT	Name Home Charm Ltd., Address c/o 5 Mount St., Cres., Dublin 2,			
6. DECISION	O.C.M. No. PA/785/81		Notified 22nd April, 1981	
	Date 22nd April, 1981		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/263/81		Notified 11th June, 1981	
	Date 11th June, 1981		Effect Permission granted,	
8. APPEAL	Notified		Decision	
	Type		Effect	
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

DUBLIN COUNTY COUNCIL

Tel. 24755(Ext. 262/264)

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

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Robert Construction Management Ltd.,
15. Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date PA/705/81, 22/4/81.

Register Reference No. RA. 206.

Planning Control No. P.C. 10165.

Application Received on 23rd February, 1981.

Applicant Hose Charm Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

proposed retail sales and warehouse unit for sale at Fox and Goose, Knockmitten Lane, Haas Road

CONDITIONS	REASONS FOR CONDITIONS
<p>1. Subject to the conditions of this permission that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>2. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>4. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.</p> <p>5. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.</p> <p>6. That no industrial effluent be permitted without prior approval from Planning Authority.</p> <p>7. That off-street carparking facilities and parking for trucks be provided in accordance with the Development Plan standards.</p> <p>8. That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car-parking and landscaping as shown on lodged plans.</p> <p>9. That details of landscaping and boundary treatment be submitted to and approved by Planning Authority and work thereon completed prior to occupation of units.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. In the interest of safety and the avoidance of fire hazard.</p> <p>4. In the interest of health.</p> <p>5. In order to comply with the the Sanitary Services Acts, 1878-1964.</p> <p>6. In the interest of health.</p> <p>7. In the interest of the proper planning and development of the area.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of amenity.</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

11 JUN 1981

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

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

11. That the use of the unit be as stated in letter of application, dated 23/2/81.

12. That the retail use of the unit be restricted to 20% of the gross floor area of the warehouse/retail area as stated in the letter of application, dated 23/2/81.

13. That details relating to access roadway be agreed with the Roads Department prior to the commencement of development.

14. Documentary evidence to be submitted to the Planning Authority prior to commencement of development that the applicant has right of access to any sewer, both foul and surface water, which is not in the control of the County Council and to which the applicant needs access.

~~xxxxxx~~ That a financial contribution in the sum of £12,800. 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.

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. To prevent unauthorized development.

13. In the interest of safety and the avoidance of traffic hazard.

14. To ensure a satisfactory standard of development.

15. 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.



for Principal Officer.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

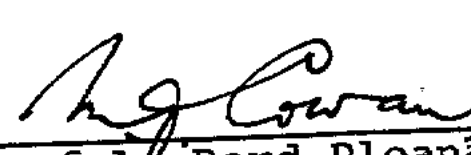
Planning Register Reference Number: W.A. 285

APPEAL by Michael McKeon of Navan Road, Castleknock, County Dublin against the decision made on the 22nd day of April, 1981, by the Council of the County of Dublin, deciding to refuse outline permission for a commercial and office development at Main Street, Castleknock, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, outline permission is hereby refused for the said commercial and office development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would generate additional traffic turning movements on the heavily-trafficked Main Street, close to the traffic signal junction with College Road and adjoining a commercial garage, and would therefore endanger public safety by reason of traffic hazard.
2. The proposed development would constitute overdevelopment of the site, resulting in inadequate off-street car parking, loading/unloading and circulation facilities within the site and would therefore be contrary to the proper planning and development of the area.


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

Dated this 30th day of September 1981