

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 2197	
1. LOCATION		Orwell Park, Wellington Lane, Co. Dublin,			
2. PROPOSAL		Licensed premises,			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 1st Dec. 1980	Date Further Particulars		
			(a) Requested 1. Time extended up to and incl., 27/2/81 2.	(b) Received 1. 2.	
4. SUBMITTED BY		Name F. MacCabe, Address 33 Fitzwilliam Place, Dublin 2,			
5. APPLICANT		Name Viscount Securities Ltd., Address 13 Merrion Sq., Dublin 2,			
6. DECISION		O.C.M. No. PA/399/81 Date 26th Feb., 1981		Notified 27th Feb., 1981 Effect To refuse permission,	
7. GRANT		O.C.M. No. Date		Notified Effect	
8. APPEAL		Notified 25th March, 1981 Type 1st Party,		Decision Permission granted by An Bord Pleanála, Effect 11th March, 1982	
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			

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

County Dublin

Planning Register Reference Number: T.A. 2197

APPEAL by Viscount Securities Limited, care of Fergal McCabe, Architect, 33, Fitzwilliam Place, Dublin, against the decision made on 26th day of February, 1981 by the Council of the County of Dublin deciding to refuse to grant permission for the erection of licensed premises on a site at Orwell Park Shopping Centre, Wellington Lane, Templeogue, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the erection of the said licensed premises, 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

It is considered that the proposed development would be an appropriate use in the shopping centre, where it would result in minimal injury to residential amenity, that it would not be excessive in size in relation to local needs or make excessive demands on the off-street car-parking facilities available at the centre.


SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. Car-parking facilities designed to accommodate at least 50 cars shall be provided and laid out on the land under the control of the developers in accordance with a scheme to be agreed with the planning authority or in default of agreement, as may be determined by An Bord Pleanála.	1. In the interests of traffic safety.
2. The land under the developers control including the portion of the old city watercourse, shall be landscaped and planted in accordance with a scheme to be agreed with the planning authority.	2. and 3. In the interests of visual amenities of the area.

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SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
3. The proposed 60 feet high advertising sign shown on the lodged plans shall be omitted and no other advertising structure shall be affixed to the building or placed elsewhere on the land under the developers control otherwise than in accordance with a grant of planning permission.	


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

Dated this 11th day of March . 1982

DUBLIN COUNTY COUNCIL

Telephone 724755
Ex 2/264

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ : ~~PERMISSION~~ ~~ADDITIONAL~~

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

To;

Fergal MacCabe,

Register Reference No. TA2197

33 Fitzwilliam Place,

Planning Control No. 9329

Dublin 2.

Application Received 1.12.80

Time extension : 27.2.81

Additional Inf. Recd.

APPLICANT Viscount Securities Limited.

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, P/ A/399/81 dated 26th February, 1981 decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~XXADDITIONALXXX~~

For..... licensed premises at Orwell Park Neighbourhood Centre, Wellington Lane.....

for the following reasons:

1. The proposed development would contravene materially condition No. (1) of the decision to grant permission for shopping facilities (including eight shops and supermarket) by Order No. P/3121/73, dated 23.10.73 (Reg. F1864), and would not be in accordance with the proper planning and development of the area.
2. The site is located in an area zoned in the Development Plan "to provide for the development of a residential community" and is also located within a predominately residential area. The development proposed by reason of its scale and anticipated generation of excessive vehicular traffic movements to and from the site within the framework of the existing adjoining residential estates would contravene materially the above objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.
3. The applicant's have not submitted specific evidence for the need for a licensed premises development of this size and scale on these lands.
4. The applicant's have not clearly indicated on the plans submitted that adequate provision can be made by them for car parking associated with both the proposed licensed premises and existing shopping facilities to the standards required by the Development Plan.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 27th February, 1981.

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 the grounds of the appeal and should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lr. Abbey Street, 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.

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TA. 2197

30th Jan. 1981

Mr. F. MacCabe,
33 Fitzwilliam Pl.,
Dublin 2.

Re: Proposed licensed premises at Orwell Park Neighbourhood Centre,
Wellington Lane, Viscount Securities Ltd.,

A Chara,

With reference to your planning application received here on 1st Dec. 1980,
(Letter for extension period dated 29/1/81), 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 app-
lication within the meaning of subsection (4A) of Section 26 has been extend-
ed up to and including the 27th February 1981.

Mise le meas,



for Principal Officer