

COMHAIRLE CHONTAE ÁTHA CLIATH

5

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.1360
1. LOCATION	Orchard Road, Clondalkin	
2. PROPOSAL	offices and supermarket	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	7th August, 1979
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name	Kevin Quinn & Partners,
	Address	39 Upper Fitzwilliam St., Dublin 2
5. APPLICANT	Name	Mr. K. Loughnane,
	Address	Orchard Road Clondalkin
6. DECISION	O.C.M. No.	PA/3354/79
	Date	5th October 1979
		Notified 5th October 1979
		Effect To grant permission
7. GRANT	O.C.M. No.	
	Date	
		Notified
		Effect
8. APPEAL	Notified	5th Nov. 1979
	Type	3rd Party
		Decision Permission granted by An Bord Pleanala, 29th Sept., 1980
		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.		
16.		

Prepared by	Copy issued by	Registrar.
Checked by	Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.

AN BORD PLEANÁLA

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

County Dublin

1360
Planning Register Reference Number: S.A. 1259

APPEAL by the Orchard Road Residents Association care of "Massabielle" 11, Orchard Road, Clondalkin, County Dublin and traders of Clondalkin, care of Ledwidges, Main Street, Clondalkin against the decision made on the 5th day of October, 1979, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Kevin Loughane for the construction of a supermarket and offices on a site at Orchard Road, Clondalkin, 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 construction of the said supermarket and offices 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

The proposed development accords with the use-zoning provisions of the development plan and the principle of the proposed development has already been established by the outline permission granted by the Minister for Local Government by order dated 4th February, 1970 (Planning Register Reference Number A. 1130). No objection is seen to the details of the development now proposed provided the conditions set out in the Second Schedule hereto are complied with.

(Cont.)

SECOND SCHEDULE

Column 1 - Conditions

1. The use of the car-parking area shall be related strictly to the use of the supermarket and offices and provision shall be made for prohibiting vehicular access to that area when neither the supermarket nor the offices are open.
2. Provision shall be made to permit the re-alignment of the section of Orchard Road adjoining the site and the improvement of the junction at the southern end of the site in accordance with the requirements of the planning authority. Detailed plans in this regard shall be submitted to and agreed with the planning authority before development commences; in default of agreement on any matter, the matter shall be determined by An Bord Pleanála.
3. The existing wall around the site shall be retained and repaired save where its removal is necessitated to provide access to the site or for the re-alignment or improvement referred to in the Condition 2.
4. The site shall be landscaped in accordance with a scheme to be submitted to and agreed with the planning authority or, in default of agreement, as may be determined by An Bord Pleanála.
5. Provision shall be made for the preservation of the two large mature trees at the north east corner of the site. The trees on the western boundary shall also be preserved unless and

Column 2 - Reasons for Conditions

1. The use of the car-parking area in the late evening and at night would cause serious injury to the amenities of residential properties in the vicinity.
2. In the interests of road safety.
- 3, 4 and 5. In the interests of visual amenity.

SECOND SCHEDULE (CONT.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>until affected by road realignment works.</p> <p>6. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced, or failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>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.</p>

BRENDAN O'DONOGHUE



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

Dated this 29th day of Sept. 1980.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

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

To: **John Reid, Esq.,**
Kearney Jones & Pte.,
29, Mrs. Fitzwilliam St.,
DUBLIN, 2.
Mr. M. Loughrane.

Decision Order Number and Date **PL/233/79 - 5/10/79**
Register Reference No. **SA. 1963 1360.**
Planning Control No. **738**
Application Received on **7/8/79**

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 offices and experimental at Clonsilla.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1974-1984.
3. That a financial contribution in the sum of £2,700 (two thousand, seven hundred pounds) 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.	3. 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.
4. That the requirements of the County Council Roads Department are ascertained before development commences and complied with in the development.	4. In the interest of the proper planning and development of the area.
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 requirements of the Medical Officer are ascertained, before development commences, and complied with in full before development commences.	6. In the interest of health.

Continued/.....

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

[Signature]
5/10/79

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>7. That the requirements of the Sanitary Services Department are ascertained, and complied with in full before development commences.</p> <p>8. The existing wall surrounding the site shall be retained and repaired save where its removal is necessitated, to provide access to the site for the realignment of the adjoining road and junction.</p> <p>9. That a detailed plan for landscaping of the site shall be submitted to and approved by the County Council before development commences. This plan should include proposals for the preservation of the two large mature trees at the north east corner of the site. The trees on the eastern boundary should also be preserved until such time as the road widening scheme takes place.</p>	<p>7. In order to comply with the Sanitary Services Acts, 1973-1984.</p> <p>8. In the interests of visual amenity.</p> <p>9. In the interests of visual amenity.</p>
<p><i>AS</i></p> <p>For Principal Officer.</p> <p>Dated: 8th October, 1978.</p>	

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 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, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.