



P.O. Box 174
46/49 Upper O'Connell Street
Dublin 1
Telephone (01) 727777
Fax No. 725782

Mr. M. Hodgins,
Senior Administrative Officer,
Planning Department.

Our Ref.

Your Ref.

Date

27th August, 1991



Dear Mr. Hodgins,

I notice by the last Planning List that Silvio Burza has been refused an extension of time from 12.00 a.m. to 2.00 a.m. (Reg. Ref. 91A/0991).

The local community is anxious that we keep in touch in case there is an appeal. Perhaps you would let me know if this matter comes to the Board.

This is sent to appeal

Yours sincerely,

Stanley Laing

STANLEY LAING, M.C.S., P.C.
CHAIRMAN,
DUBLIN COUNTY COUNCIL.

Councillor S. Laing,
Chairman,
Dublin County Council,
46/49 Upper O'Connell Street,
Dublin 1.

Our Ref.: 91A/991

16 August 1991


RE: Retention of existing shop front signs and new freestanding sign at Silvios, 180 Templeogue Road. for Silvio Borza.

Dear Chairman,

I refer to your recent representations in connection with the above planning application.

I now wish to inform you that the Planning Authority refused permission on 15th August, 1991.

Yours faithfully,


for Principal Officer.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0991

Date : 21st June 1991

Dear Sir/Madam,

Development : Retention of existing shop front signs and new
freestanding sign

LOCATION : Silvios, 180 Templeogue Road Dublin 6W.

Applicant : Silvio Borza

App. Type : PERMISSION

Date Recd : 17th June 1991

Your application in relation to the above was submitted with a fee of
53.50 .

On examination of the plans submitted it would appear that the
appropriate amount should be 60.00 .

I should be obliged if you would submit the balance of 6.50
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,


.....
PRINCIPAL OFFICER

Dixon McGaver, Architects,
14 Lower Baggot Street,
Dublin 2

9/19/0991

CERTIFICATE NO. 25683

Retention of Street Signs + Free Standing Signs
180 Templeogue Road Dublin 6 W
Silvio Forgas

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	Rate	Part of Fee Req.	Amount Logged	Balance Due	Balance Due	Pay/Receipt
Dwellings	€32					
	€16					
	€30					
	€1.75					
	€33					
	€16					
	€30					
	€1.75					
	€30					

6.50 21/6/91
N41388

5.3542

60 53.50 7.6.50

[Signature] D/TI

20/6/91

[Signature]

So 21/6/91

Copies: 1, 2, 3, 4, 5, 6 & 7
Copies: 1, 2, 3, 4, 5, 6 & 7
Copies: 1, 2, 3, 4, 5, 6 & 7
Copies: 1, 2, 3, 4, 5, 6 & 7

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

ACCT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: 5/
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive Business and Manager's Orders

PL 6/5/86712

P/283/92

FINANCIAL CONTRIBUTION :-
AMOUNT € NIL
F/Refusal

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0991

APPEAL by Silvio Borza care of Dixon McGaver of 14 Lower Baggot Street, Dublin against the decision made on the 15th day of August, 1991 by the Council of the County of Dublin to refuse permission for development comprising the retention of existing shopfront signs and erection of a new freestanding sign at Silvios, 180 Templeogue Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The existing signs because of their size, design, location, height and illumination, create a strident feature in the local streetscape and thereby seriously injure the visual amenity of the area.
2. The proposed free standing sign because of its size and location would add to the visual clutter in the area and would also give rise to an obstruction of pedestrians.

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

Dated this 16th day of December, 1991.

COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive Business and Manager's Orders

PL 6/5/86712

- 2 -

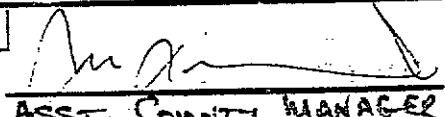
FINANCIAL CONTRIBUTION :-
AMOUNT & NIL
F/Refusal

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0991

Order Noted: L.D.
Dated: 16 th JAN. 92
 ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated 10 th day of December 19 91

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,
Executive Planner.

REG. REF. 91A/0991

RE: Retention of existing shop front signs and new freestanding sign
at Silvios, 180 Templeogue Road for Silvio Borza.

I attach for your observations memo/letter dated 29th October, 1991
from An Bord Pleanala.

Please reply before: 18th November, 1991

S
for Principal Officer

DATED: 4 November 1991

OBSERVATIONS:

No comment.

Handwritten signature and initials

Signature of person
making observations:

GB

Countersigned:

R. Gemins
(S.E.D.C.)

DATE:

14/11/91

DATE:

22/11/91



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref: 91A/0991

Your Ref: PL6/5/86712

Date: 3 December 1991

RE: Retention of existing shop front signs and new freestanding sign at Silvios, 180 Templeogue Road for Silvio Borza.

Dear Sir/Madam,

I refer to your letter dated 29th October, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 15th August, 1991.

Yours faithfully,

for Principal Officer.

PLANNING DEPARTMENT,
IRISH LIFE CENTRE,
LOWER ABBEY STREET,
DUBLIN, 1.

TO: D. Hyde
Senior Planner

Re 91A 0991

This is a reminder to refer
persons to return a stop
sign at Silvas 180 by the way etc.

While I have signed the refusal
order I wonder if it is
equitable to sign out signs when
should be the initial stage of
other pt to keep the stop signs
signs etc in the vicinity

PRINCIPAL OFFICER

JWS

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing shop front signs and new freestanding sign at Silvios, 180 Templeogue Road, for Silvio Borza.

Dixon McGaver Architects,
14 Lower Baggot Street,
Dublin 2.

Reg. Ref. 91A/0991
Appl. Rec'd: 17/6/91
Floor Area:
Site Area:
Zoning:

Report of the Dublin Planning Officer, dated 14 August 1991

This is an application for PERMISSION. The proposal consists of retention of existing shop front signs and new freestanding sign at Silvios, 180 Templeogue Road, for Silvio Borza.

The area in which the site is located is zoned with the objective "to protect, provide for and/or improve local/neighbourhood centre facilities."

The history of the site is as follows:

Reg. Ref. 88A/835: Permission was granted for restaurant and take-away, with specific conditions, viz: regarding lighting/signs, and trading hours, as follows:

"7. That specific details of the sign over the shop front, shall be agreed with the Planning Department prior to its erection. A box sign will not be acceptable and external illumination only shall be used.

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

9. The premises shall be open for trading between the hours of 8am and 12 midnight only."

ENF.6554 Enforcement Action has been taken with regard to this site, commencing in 1988, with regard to late opening hours. The defendant was convicted at Rathfarnham District Court on 6th March, 1991. The County Council agreed to an adjournment of proceedings which were listed for 3rd July, pending the submission of this application, and a related one, 91A/0992.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing shop front signs and new freestanding sign at Silvios, 180 Templeogue Road, for Silvio Borza.

The conditions previously imposed were not complied with. The site at present has a plastic fascia box sign board with the name "Silvios", as well as a projecting box sign approximately 6ft. long. The application is accompanied by copied photographs showing the signage throughout Templeogue Village. Admittedly, the general standard of signage in the immediate environment is appalling, and should be the subject of positive action to improve it. To grant permission for retention of these would be a negative step.

With regard to the free standing sign, not only would this add to the "visual" littering of the village, it could be hazardous to pedestrians using the forecourt and it would distract drivers of motor vehicles.

I recommend that a decision to Refuse Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (2) reason:-

CS (GB/CM)

Contd/....

Endorsed:- [Signature]
for Principal Officer

Richard Cremius SEP
For Dublin Planning Officer

15.8.91

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE PERMISSION for the above proposal is hereby made by the Council for the (2) reasons set out above and PERMISSION is REFUSED accordingly.

Dated: 15 August, 1991.

[Signature]
APPROVED OFFICER.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6th August, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing shop front signs and new freestanding sign at Silvios, 180 Templeogue Road, for Silvio Borza.

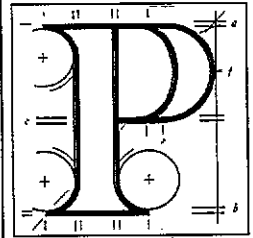
1. The existing signs, by virtue of their size, design, location, height and illumination, create a strident feature on the local scene and are thereby seriously injurious to the residential amenities of the area.
2. The proposed free standing sign, by virtue of its size and location, would endanger public safety by reason of traffic hazard and the obstruction of pedestrians.

Our Ref: PL 6/5/86712
P.A. Ref: 91A/0991

*Ref.
23/12/91*

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

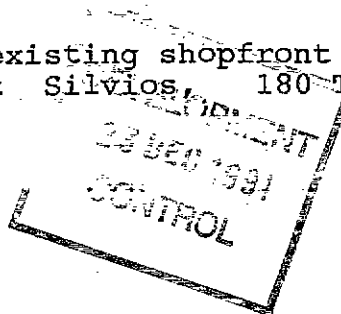
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 18 DEC 1991

Appeal Re: Retention of existing shopfront signs and
new freestanding sign at Silvios 180 Templeogue
Road, County Dublin.



Dear Sir,

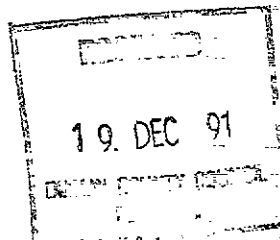
An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,


Miriam Baxter.

Encl.

BP 352



AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0991

APPEAL by Silvio Borza care of Dixon McGaver of 14 Lower Baggot Street, Dublin against the decision made on the 15th day of August, 1991 by the Council of the County of Dublin to refuse permission for development comprising the retention of existing shopfront signs and erection of a new freestanding sign at Silvios, 180 Templeogue Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The existing signs because of their size, design, location, height and illumination, create a strident feature in the local streetscape and thereby seriously injure the visual amenity of the area.
2. The proposed free standing sign because of its size and location would add to the visual clutter in the area and would also give rise to an obstruction of pedestrians.

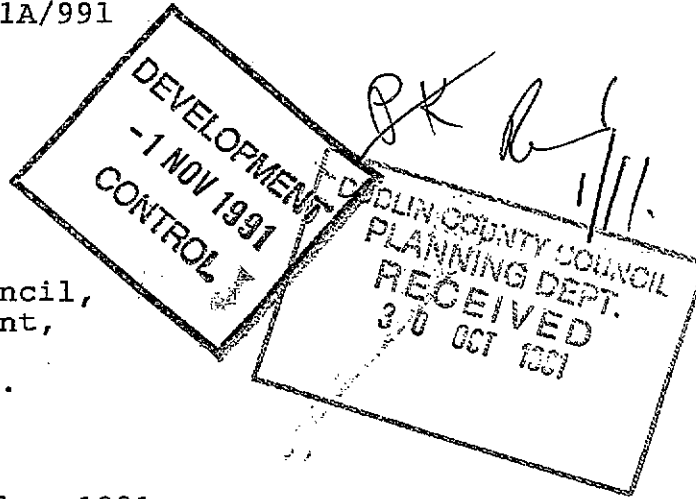
Ann Cw. Quinn

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

Dated this 16th day of December, 1991.

Our Ref: PL 6/5/86712
P.A. Reg. Ref: 91A/991

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



Date: 29th October 1991.

Appeal re: Retention of existing shopfront signs and new free-standing sign at Silvio's, 180 Templeogue Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

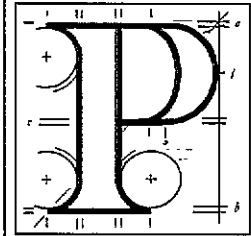
Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

065

DIXON McGAVER
ARCHITECTS, PLANNING AND LANDSCAPE CONSULTANTS
14 Lr. Baggot Street, Dublin 2.



Telephone: 764025. Fax: 766907

Our ref MMCG/UD

17 October 1991

An Bord Pleanala
Floor 3
Block 6 & 7
Irish Life Centre
Lr Abbey Street
Dublin 1



86712

Re: 6/5/86712 (or 3)
Reg Ref: 91A/0991 Dublin Co. Council
Retention of existing Shop Front Signs and new free
standing Sign at 'Silvios', 180 Templeogue Road

Dear Sirs

We have inspected the file which has been made available by Dublin Corporation.

We wish the Board to note that we consider that the central issue in this appeal is the signage to be seen throughout Templeogue Village.

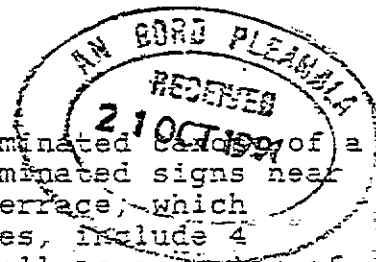
The Planning Officer's report states, "admittedly, the general standard of signage in the immediate environment is appalling and should be the subject of positive action to improve it - to grant permission for retention of these signs would be a negative step". We agree that the standard of signage in Templeogue Village, in general, is not particularly attractive. However, it is inequitable to single out our client.

If our client is put in the position of having to take down his signs, No. 180 will then present a front with an illuminated plastic box sign over one third of the length of the fascia, and with some other type of sign over 'Silvios'. Alan's Newsagency, which is next door, have recently had a new shop front installed. Next along the terrace is a pharmacy and hair studio. The pharmacy has a large, illuminated plastic box sign. Next door again is a very large sign for Massey Bros Funeral Home. On the opposite side of the road there are illuminated box signs over the Food Store and the A.I.B. Both premises have projecting signs at first floor level.

Colm Dixon F.R.I.A.I., A.R.I.B.A.
Mary McGaver B.Arch., M.R.I.A.I., A.R.I.B.A.

Consultant: Professor James Fahily B.Arch., Dip.T.P., M.L.A., F.R.I.A.I., A.R.I.B.A., A.M.P.T.I., A.I.L.A.

Next door to the bank is the large, illuminated canopy of a filling station, with two vertical, illuminated signs near the footpath. Shop fronts on the next terrace, which contains approximately 6 business premises, include 4 illuminated plastic box type signs, as well as a series of signs at first floor level.



The Planning Officer states that it would be a negative step to grant permission for retention of the signs at 'Silvio's'. We can sympathise with the Planning Officers good intentions. However, as we have stated above, it would be inequitable to single out our client. May we suggest to the Board that, in the interests of natural justice, our client would be allowed to retain his existing signage until such time as a reasonable proportion of the other business's in the village change their illuminated box signs.

We are aware that there is a neighbourhood traders group, who meet from time to time to discuss matters of mutual interest. This group have discussed various matters with Dublin Co Council and have reached mutually satisfactory agreements on several points. It is to be hoped, at some stage in the future, that an overall village improvement scheme would result in a "look" for the village, which would include shop front signage etc. The Board are no doubt aware that similar situations have prevailed in other communities, e.g. Malahide Village, Tyrrells Pass - to mention just a few notable examples.

We would ask that the Boards Inspector would take a careful look at Templeogue Village. We are confident that the Inspector will agree with our point of view.

Referring to the proposed freestanding sign, we would like the Bord to note that the footpath in front of Silvio's, and for a depth of approx. 16'-5", is the property of Silvio's and NOT a public path. The public path lies between the front of Silvio's property and the public road. The proposed freestanding sign would not obstruct pedestrians. It is a rubbish bin including a sign. The Bord's Inspector is asked to note the number of items on footpaths in Templeogue Village. There are some rubbish bins - and more bins are proposed, as a result of a joint venture between the County Council and the Local Traders' Association. However, there are many other items - stock from shops, advertising boards and so forth. Our client should not be singled out as not being allowed to have a bin/sign, when he is probably the only trader in the Village who has sought Permission to use his own property to locate a bin/sign, whilst others use their own property and the public path to display their wares - probably without any authorization.

Yours faithfully

How M

DIXON MCGAVER, ARCHITECTS

cc Mr Borza

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/ 86712

26.09.91

Our Ref.: 91A-991

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

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

Proposal: Retention of existing shop front signs
+ new free standing sign at Silvios,
180 Templeogue Road

Applicant: Silvio Borza

Dear Sir,

With reference to your letter dated 16.09.91 I enclose
herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e.
IRISH PRESS 12.06.91.
- (4) The plan(s) received from the applicant on 17.06.91.
- (6) & (7) A certified copy of Manager's Order P/3854/91,
DATED, 15.08.91 together with technical reports in connection with the application.
- (8) History file enclosed; 88A = 835.

Yours faithfully,

M. Murtogh
for Principal Officer.
Encls.

Our Ref: PL 6/5/86712
Your Ref: 91A/0991

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 16th September 1991.

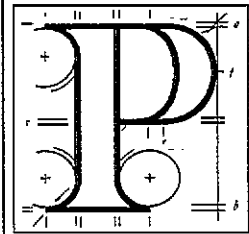
Planning authority decision re: Retention of existing shopfront signs and new free-standing sign at Silvio's, 180 Templeogue Road, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

PK
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

18. SEPT 91

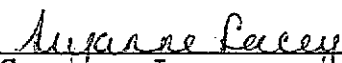
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

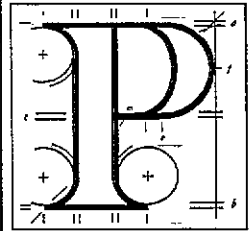
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

DIXON McGAVER

ARCHITECTS, PLANNING AND LANDSCAPE CONSULTANTS
14 Lr. Baggot Street, Dublin 2.

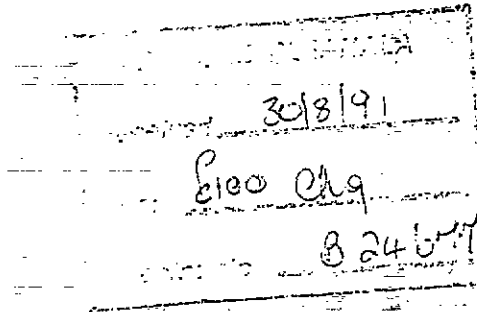


Telephone: 784025. Fax: 766907

Our ref MMcG/UD

29 August 1991

An Bord Pleanála
Floor 3
Block 6 & 7
Irish Life Centre
Lr Abbey Street
Dublin 1



Re: Retention of existing shop front signs and new free standing sign at Silvios, 180 Templeogue Road, 91A/991

Dear Sirs,

On behalf of our client, Mr Silvio Borza, we hereby appeal against the decision of Dublin Co Council to refuse permission for the above. We enclose cheque for £100.00.

The existing signs are the "trademark" of the Borza takeaway shops, of which there are a number in the city and county. The signs, their size, design, location, height and illumination are similar to other signs in Templeogue Village. We enclose photocopies of photographs which were sent to Dublin Co Council together with our original application. For clarity, perhaps the Co Council would pass on the original of the photographs to the Board. The photographs clearly show that the signs on the Borza premises are in keeping with other signs in the Village centre.

The proposed free standing sign is shown located on property at the front of the shop, which is in the ownership of Mr Borza. Given the width of the pavement in Templeogue Village, on this side of the street, it is common practice for the traders to have signs, rubbish bins displaying advertising material and so forth, on the footpath. It is also common practice for traders in the village to display their wares on the footpath. Again, the photographs illustrate the point we are making.

The signs, bins and goods placed on the footpath by other traders do not appear to be causing traffic hazard or obstruction of pedestrians.

Colm Dixon F.R.I.A.I., A.R.I.B.A.
Mary McGaver B.Arch., M.R.I.A.I., A.R.I.B.A.

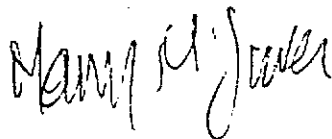
Consultant: Professor James Fehily B.Arch., Dip.T.P., M.L.A., F.R.I.A.I., A.R.I.B.A., A.M.P.T.I., A.I.L.A.

We would respectfully submit that Mr Borza is entitled to the facilities enjoyed by his commercial neighbours.

The Borza premises is located at the back of a deep footpath. It is very necessary for the premises to be clearly signed, as well as thoroughly illuminated for evening trading. The Planning Inspector who will deal with this file will appreciate this point, by approaching Templeogue Village from either the Dublin or the Tallaght sides.

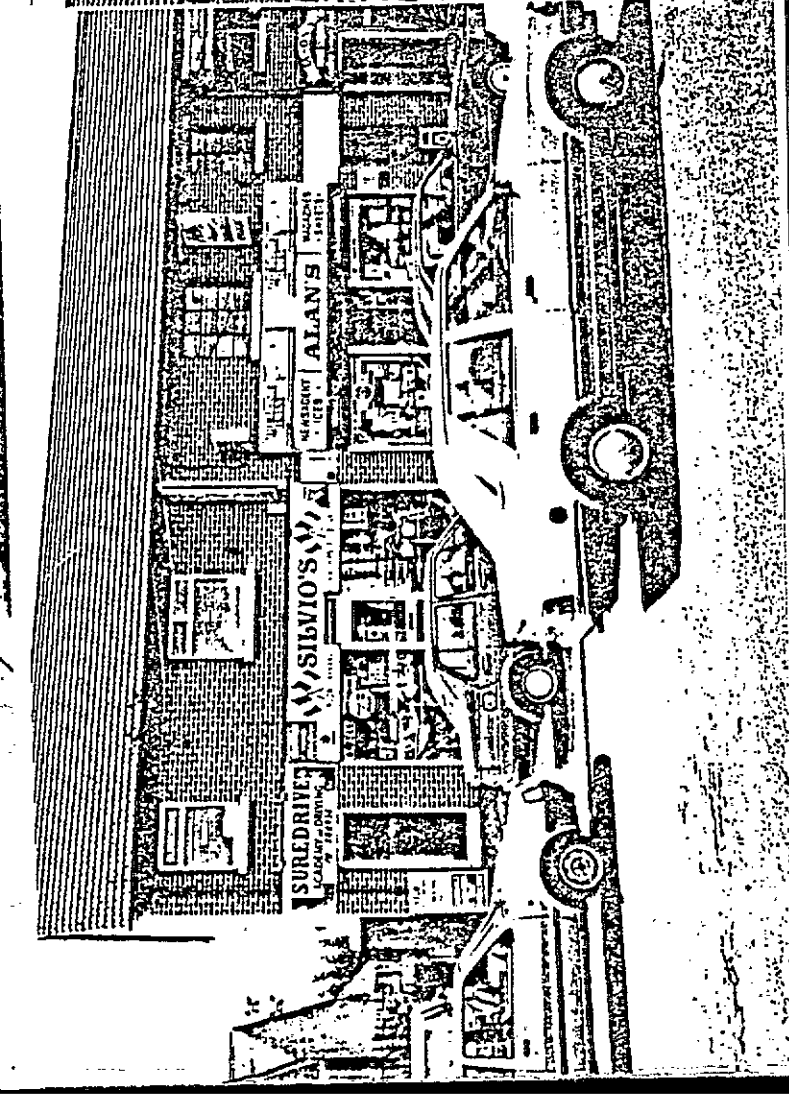
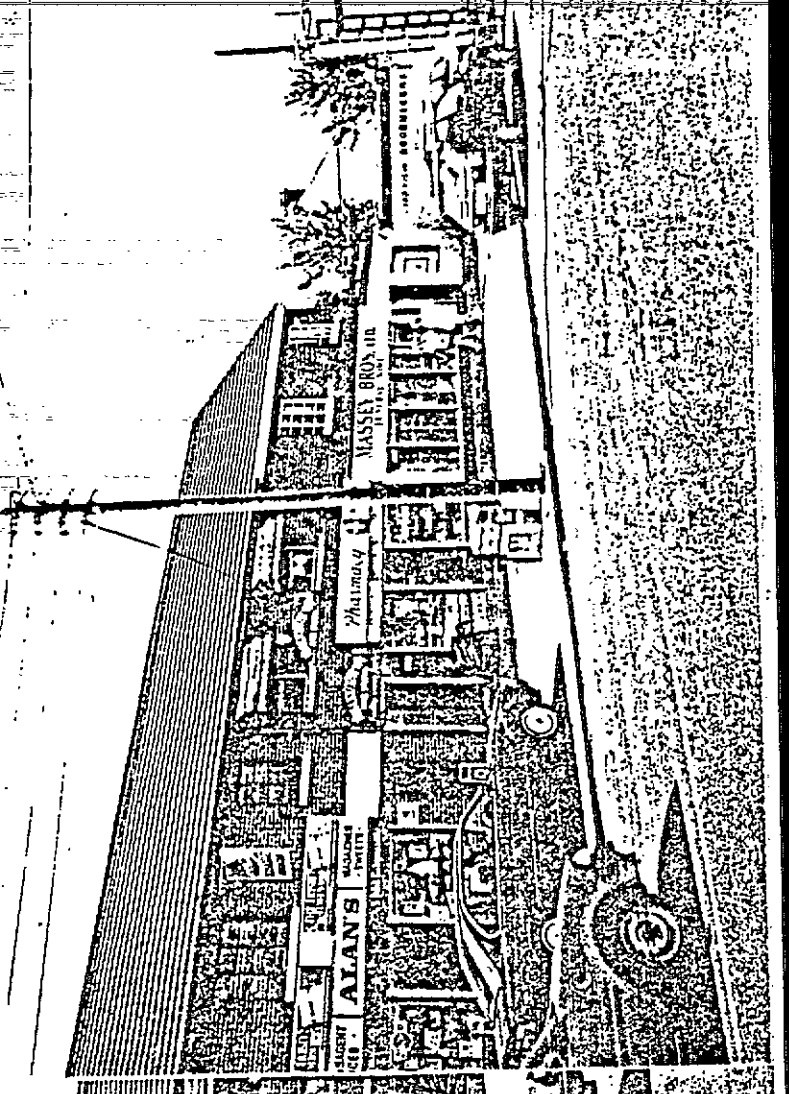
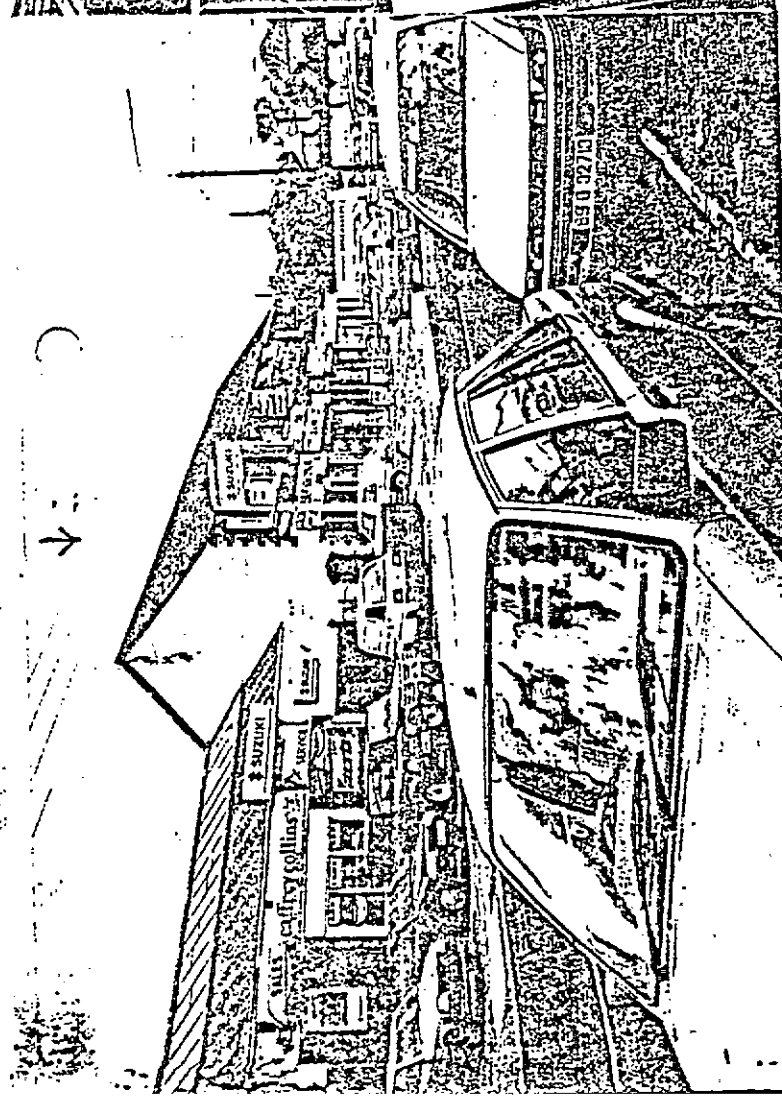
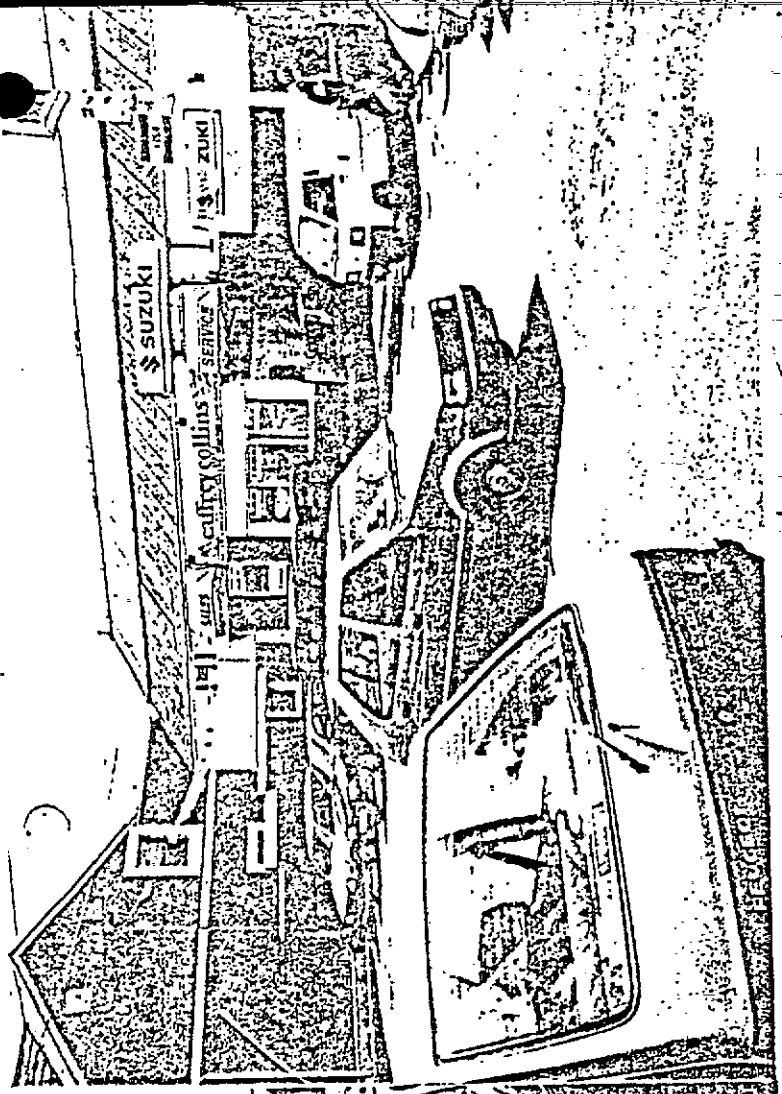
We may submit further grounds for appeal when the Dublin Co Council file becomes available.

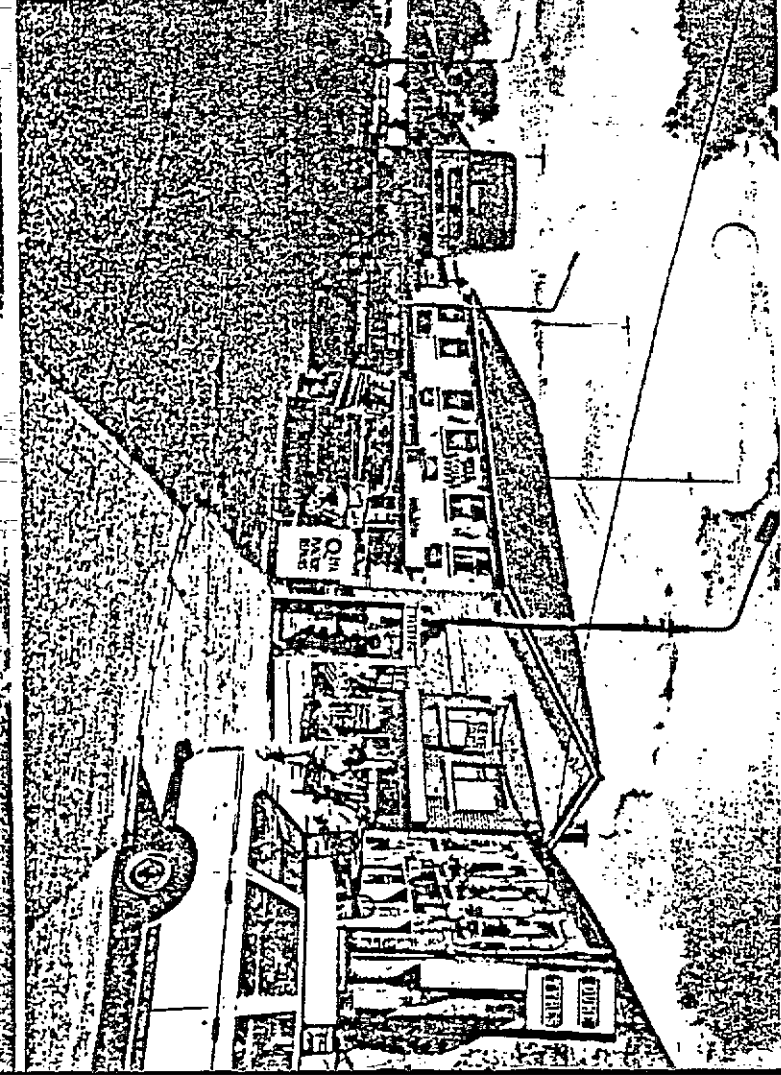
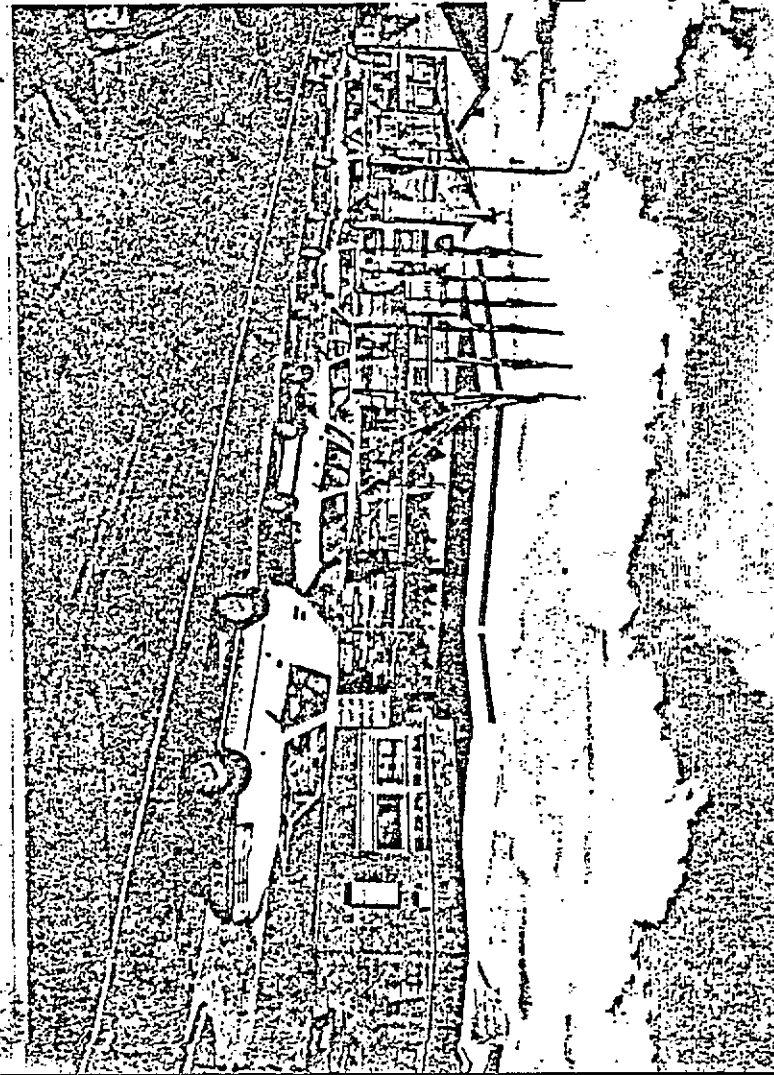
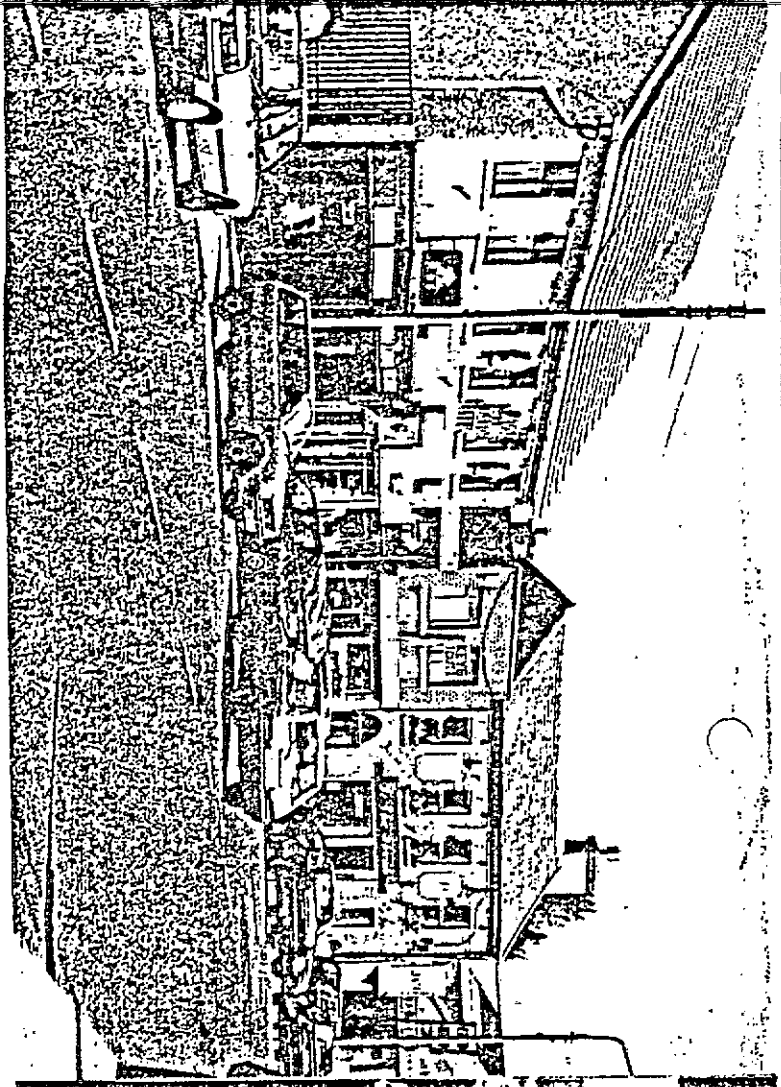
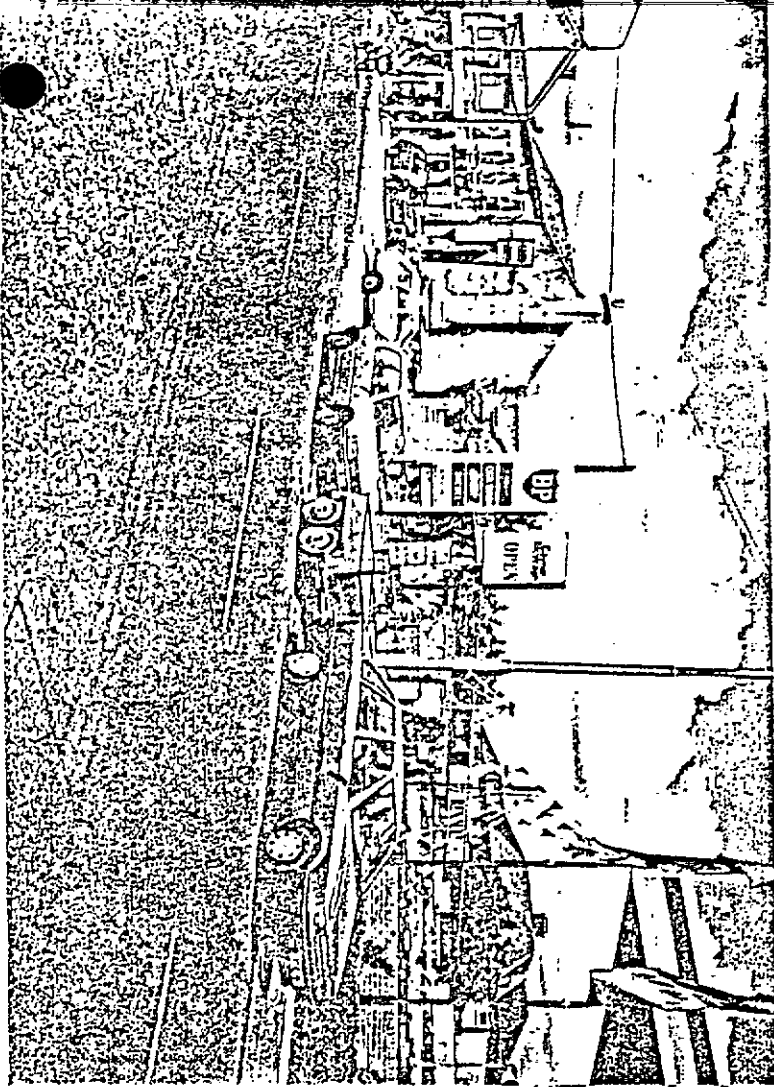
Yours faithfully

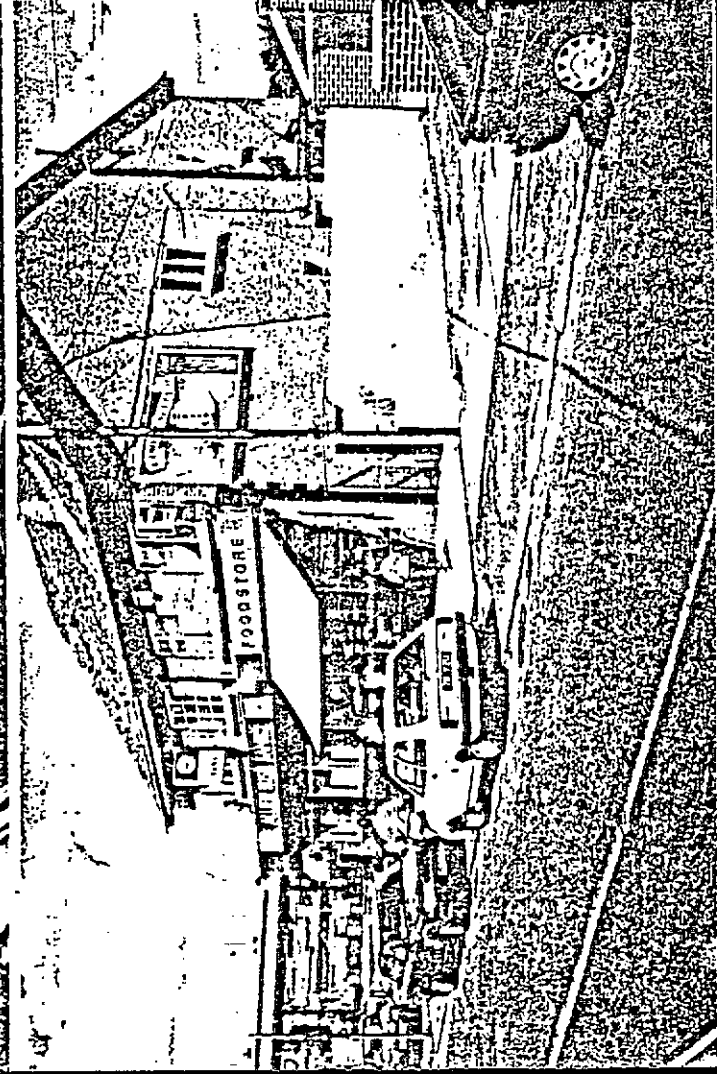
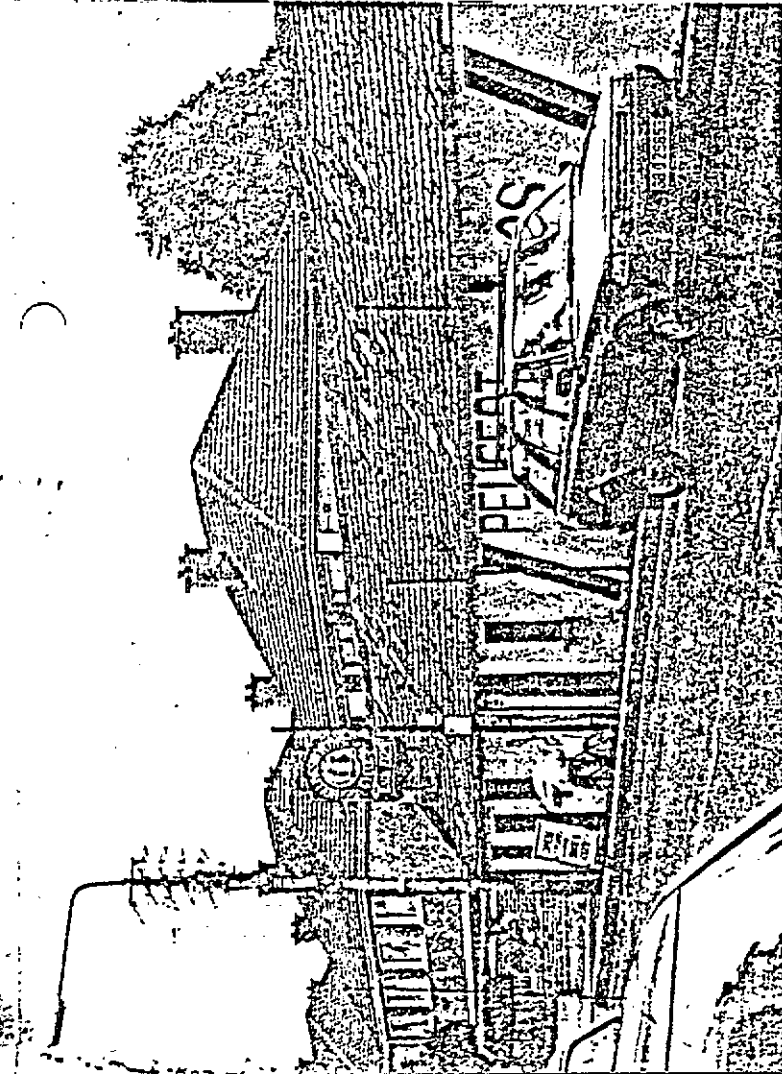
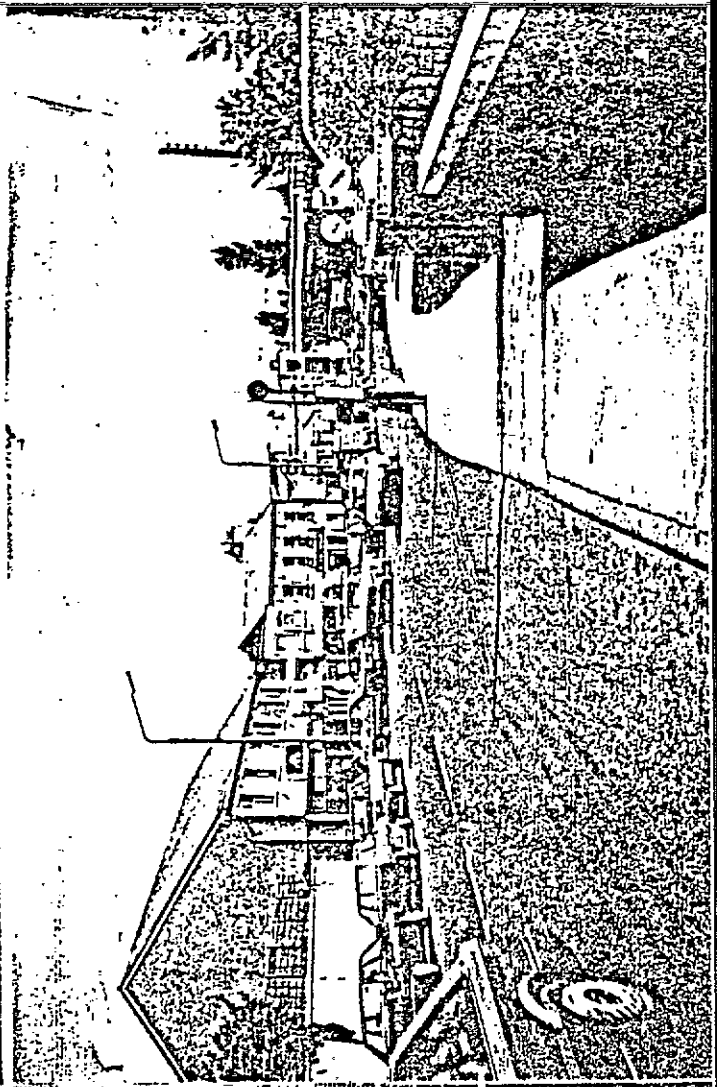
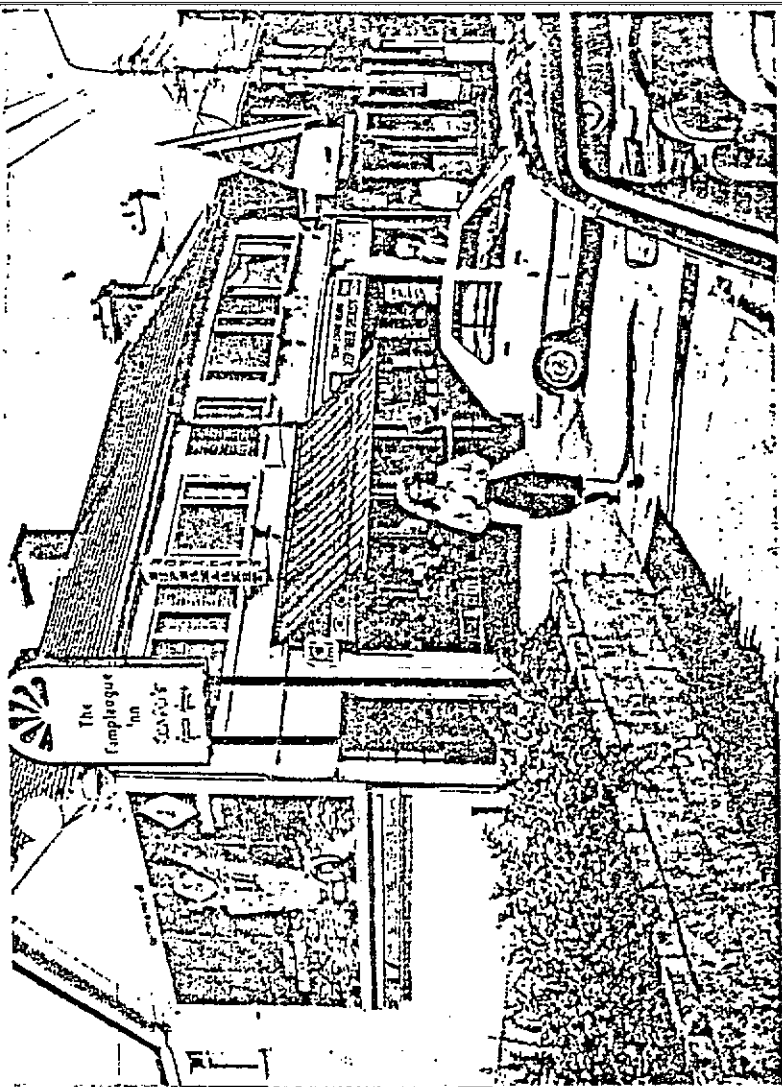


DIXON MCGAVER, ARCHITECTS

cc Mr Borza







DUBLIN COUNTY COUNCIL

Tel. 755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

PERMISSION:

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

To Dixon McGaver Architects, Register Reference No. 91A/0991
14 Lower Baggot Street, Planning Control No. _____
Dublin 2. Application Received 17/6/91
Additional Information Received _____
Applicant Silvio Borza

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/ 3854/91, dated 15/8/91 decided to refuse:

PERMISSION

For Retention of existing shop front signs and new freestanding sign at
Silvios, 180 Templeogue Road.
for the following reasons:

1. The existing signs, by virtue of their size, design, location, height and illumination, create a strident feature on the local scene and are thereby seriously injurious to the residential amenities of the area.
2. The proposed free standing sign, by virtue of its size and location, would endanger public safety by reason of traffic hazard and the obstruction of pedestrians.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date

15/8/91

IMPORTANT:

NOTE: (1) 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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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) above, 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Terms of this receipt is not on
submitted to the
tendered to the
fee. N 41388

PAID BY
CASH
CHEQUE
M.O.
B.L.
I.T.

£6.50

27th day of June 1991

Received this from Dixon Mc Gaver, archs

the sum of six Pounds
Pence, being balance of

be an original

Michael O'Keefe

Cashier

S. CAREY
Principal Officer

Balance
Classy



DIXON McGAVER

ARCHITECTS, PLANNING AND LANDSCAPE CONSULTANTS

14 Lr. Baggot Street, Dublin 2.

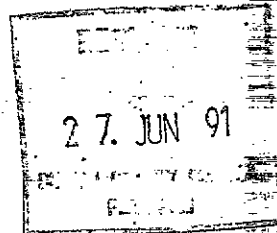
Telephone: 764025. Fax: 766907

Our Ref: MMcG/NO'B

26th June, 1991

Dublin County Council
Block 2 - Irish Life Centre
Lr. Abbey Street,
Dublin. 1.

Register Ref. 91A/0991
re: 180 Templeogue Road - Dublin



Dear Sirs:

We enclose herewith cheque in the sum of £6.50. in respect of balance due as set out in your letter of the 21st June.

Yours faithfully

DIXON McGAVER ARCHITECTS

encl.

Colm Dixon F.R.I.A.I., A.R.I.B.A.
Mary McGaver B.Arch., M.R.I.A.I., A.R.I.B.A.

Consultant: Professor James Fehily B.Arch., Dip.T.P., M.L.A., F.R.I.A.I., A.R.I.B.A., A.M.P.T.I., A.I.L.A.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hÉireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0991

Date : 18th June 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear sir/Madam,

DEVELOPMENT : Retention of existing shop front signs and new
freestanding sign

LOCATION : Silvios, 180 Templeogue Road Dublin 6W.

APPLICANT : Silvio Borza

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 17th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Dixon McGaver, Architects,
14 Lower Baggot Street,
Dublin 2



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 180 TEMPLEOGUE RD (SILVIOS)
(If none, give description sufficient to identify) DUBLIN 6W **EYE LAW APPLICATION**

3. Name of applicant (Principal not Agent) SILVIO BORZA **RBC**
Address 100 NUTGROVE AVE. DUBLIN 14 Tel. No. 931835

4. Name and address of person or firm responsible for preparation of drawings DIXON MCGAVER ARCHTS.
14 LR. BAGGOT ST., DUBLIN 2 Tel. No. 764025

5. Name and address to which notifications should be sent AS 4

6. Brief description of proposed development RETENTION OF EX-SHOFFRONT SIGNS & NEW FREESTANDING SIGN

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used. GR. FL: RESTAURANT TAKE AWAY (FIRST FL: OFFICES OF OTHERS)

(b) Proposed use of each floor AS A

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11. (a) Area of Site CIRCA 133 Sq. m.

(b) Floor area of proposed development N.R. Sq. m.

(c) Floor area of buildings proposed to be retained within site CIRCA 83 SQ. M GR FL + (CIRCA 55 SQ. M FIRST FL) OTHERS Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) LEASEHOLDER

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
N.R.

15. List of documents enclosed with application.
4 COPIES LOCATION PLAN
4 COPIES 13791-04 : 12 NO PHOTOGRAPHS + 5 PHOTOCOPIES
ADVERT 1.P. 12-6-91.

16. Gross floor space of proposed development (See back) 9 Sq. m.

No of dwellings proposed (if any) — Class(es) of Development 9

Fee Payable £ 53.50 Basis of Calculation 5.35 SQ.M x 10 = 53.50

Signature of Applicant (or his Agent) Nancy McGaiver Date June 12.91.

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0991

Amount Received £ 2.8.0. + 17/6

Receipt No —

Date —

12/6/91

53.50
17/6
4 11/249

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNOR STREET,
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 41249

PAID BY
CASH
CHEQUE
M.O.
B.L.
I.T.

£53.50

17th day of July 1991

Received this
from Dixon Mc Laver arch
14 Le. Basset Street, Dublin 2

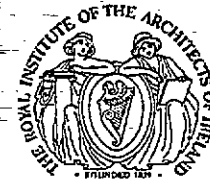
the sum of fifty three Pounds
fifty Pence, being fee for planning
application at 180 Templeogue road

Michael O'Hara Cashier

S. CAREY
Principal Officer

Class
9

DIXON MCGAVER
ARCHITECTS, PLANNING AND LANDSCAPE CONSULTANTS
14 Lr. Baggot Street, Dublin 2.

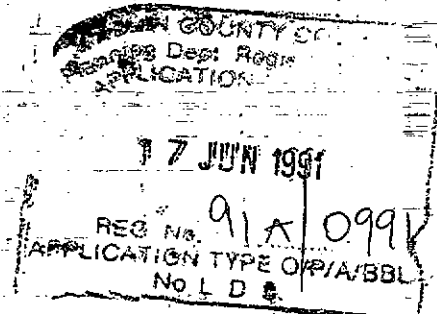


Telephone: 764025. Fax: 766907

Our Ref: MMCG/NO'B

14th June, 1991

Chief Planning Officer
Dublin Co. Council
Irish Life Centre
Lr. Abbey Street
Dublin. 1.



re: 180 Templeogue Road - Silvio Borza
Retention of Existing Shop Front Signs & New Free Standing
Sign at Silvio's, 180 Templeogue Road, Dublin. 6. W.

Dear Sir

On behalf of our client, Silvio Borza, we hereby make
application for the above.

This application does not relate to the sign reading
"Suredrive" which is located to the left of the "Silvio's"
sign. Suredrive occupy the first floor of No. 180,
Templeogue Road, Dublin, and have no connection with
Silvio's.

The existing signs have been in position for several years.
This present application seeks to regularise the matter.

The vertical sign on the front of the building is of
critical importance to the conduct of Mr. Borza's business.
The premises is located on the inner curve of the road
running through Templeogue Village and tends to be lost to
view from passing motorists. Passing trade is extremely
important to the conduct of this business, located as it is
on the main road between the city and the Tallaght area.

The application also relates to a free standing sign as part
of a litter bin in the forecourt area of the premises.
Borza's have sponsored four litter bins in Templeogue
Village, as part of a scheme between the Local Trade
Committee and the Co. Council.

Colm Dixon F.R.I.A.I., A.R.I.B.A.
Mary McGaver B.Arch., M.R.I.A.I., A.R.I.B.A.

Consultant: Professor James Fehily B.Arch., Dip.T.P., M.L.A., F.R.I.A.I., A.R.I.B.A., A.M.P.T.I., A.I.L.A.

Mr. Borza requires a free standing sign to clearly identify the premises, which is set well back from the edge of the road, and tends to be obscured by cars parked on the footpath, as well as by cars displayed in front of an adjoining premises. The adjoining premises also has a pole mounted sign which tends to obscure the view of Borza's for motorists coming from the city direction.

Other premises in the Village have free standing signs close to the back of the footpath, for example the BP garage, the Quik Puncture Repair Shop, the Garden Centre, the Newspaper Shop, the Hairdressers, the Driving School, the Bicycle Shop. In the normal course of events, goods are extensively displayed on the footpath by several businesses. See accompanying photographs.

Please note that Borza's own approximately 5 metres depth of the footpath extending out from the front of 180, designated as 'forecourt' on the drawing.

It is noted that there are other shopfronts in the Village with shopfront signs similar to that on the Borza premises.

We shall look forward to receiving your favourable decision. If there are any queries, please telephone this office.

Yours faithfully

Mam M'L

DIXON MCGAVER ARCHITECTS

c.c. Mr. S. Borza

17 JUN 1991
REG No 91A/0991
APPLICATION TYPE C/P/A/S
No. L D S

Sheet 3391-2

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICA... VED

17 JUN 1991
91A/099

158 N
APPLICATION
No.

Templeogue

Glendale

Burnsley

Pavilion

Tennis Grounds

B M
55-62

54-6

198 196

190

Project

SILVIO'S
180 TEMPLEOGUE RD. DUBLIN 6W

Dwg. Title

LOCATION MAP

Scale

1:1000

Client

MR. S. BORZA

Date

JUNE 1991

Dwg. No.

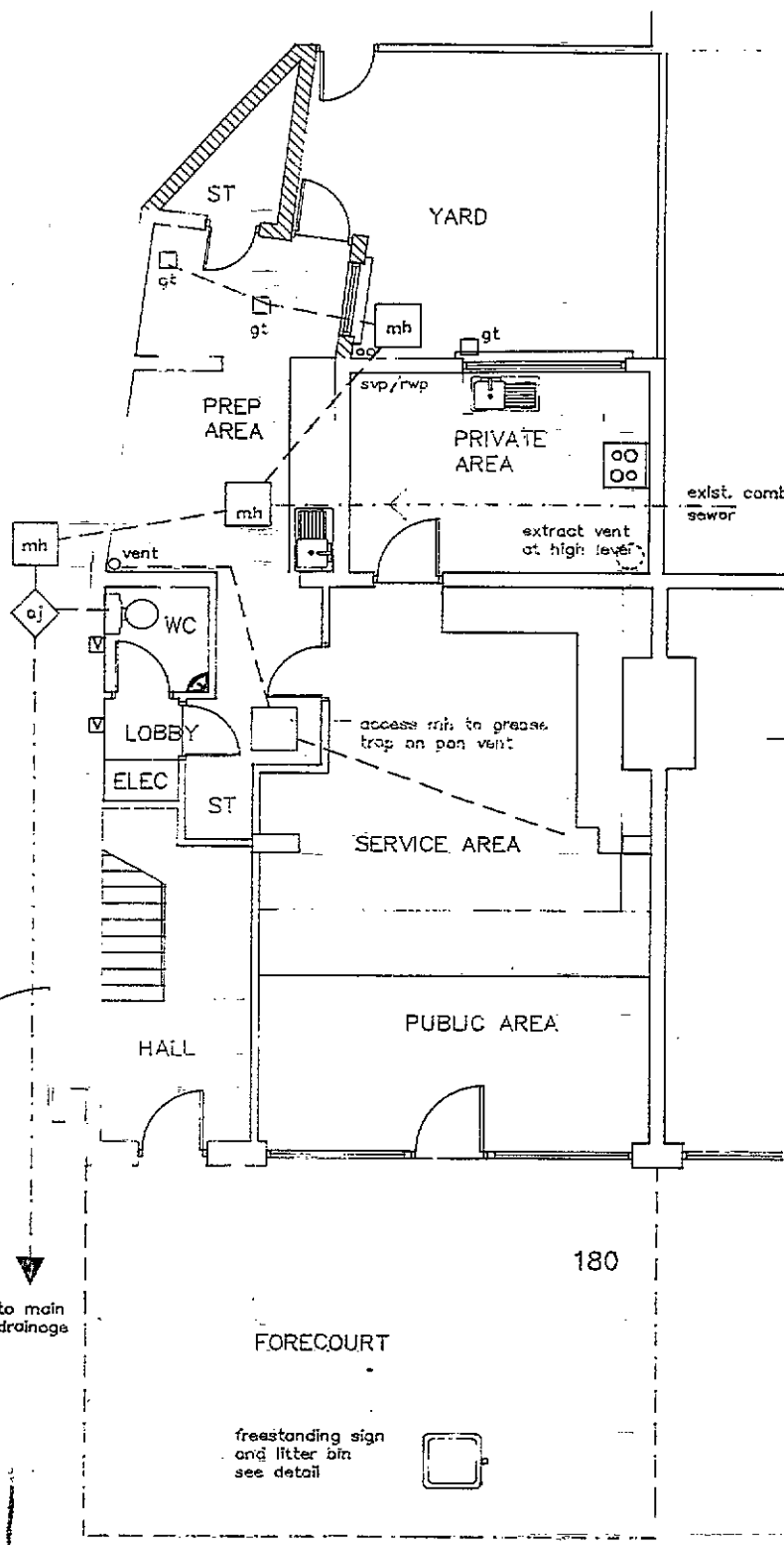
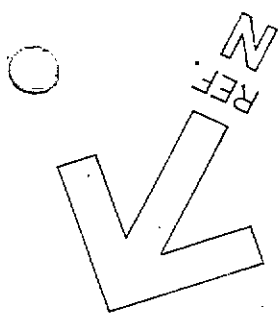
3391/01

DIXON McGAVER

architects

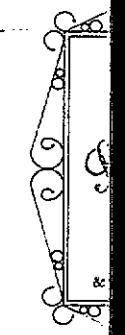
14 LOWER BAGGOT STREET, DUBLIN 2

TEL: 764025/764026 FAX: 766907



BRAC
DEMO
SIGN
PLAN

DETAIL TO SC



2000

750

ELEVAT

PLANNING
APPL

17 JUN 1991

REG No. 91A/0991
APPLICATION TYPE O/P/ABBL
No. L D S.

FOOTPATH

TEMPLEOGUE ROAD

PLAN / BLOCK PLAN

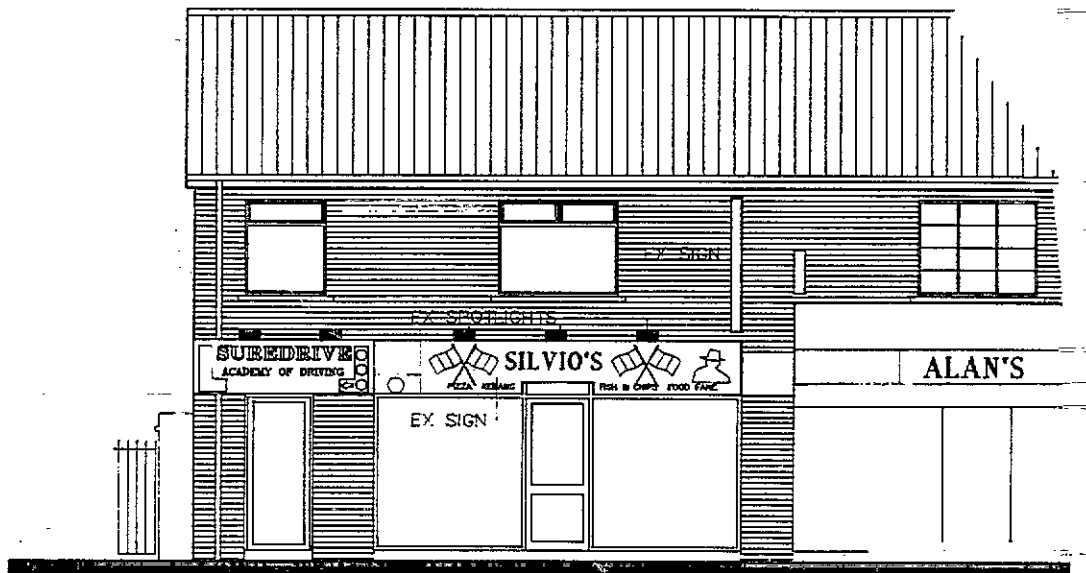
BUCKETS FOR
COUNTABLE

FORMED
BIN

770

770

NEW FREESTANDING SIGN
SCALE: 1:20

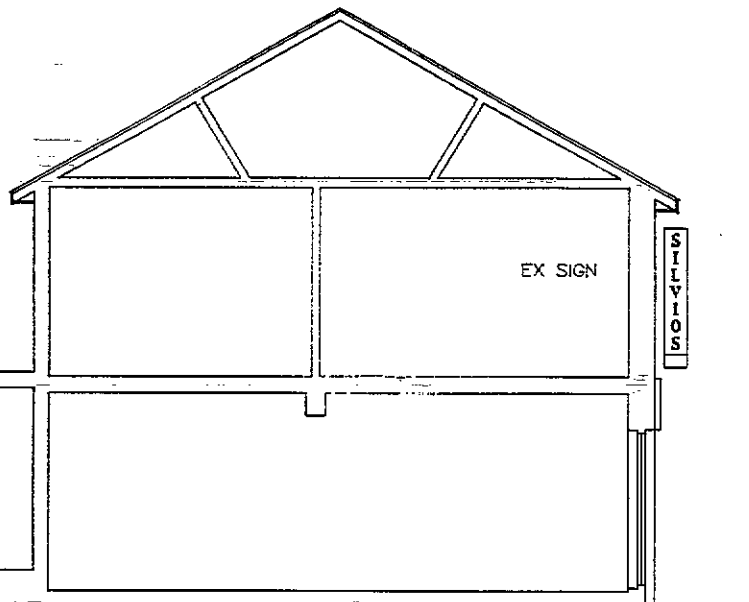


FRONT ELEVATION



PAINTED SIGN ON
TIMBER WITH W.I.
DECORATIVE SURROUND

PRECAST CONC LITTER
BIN WITH EXPOSED
AGGREGATE FINISH



SECTION

ON

Project

RETENTION OF EX SHOP SIGNS
+ NEW FREESTANDING SIGN AT
180 TEMPLEOGUE RD. DUBLIN 6W

Dwg. Title

SIGNS

Client MR. S. BORZA

Date JUNE 1991

Dwg.No. 13791-04

Scale

1 : 100

DIXON McGAVER architects

14 LOWER BAGGOT STREET, DUBLIN 2.

TEL: 764025/764026 FAX: 766907

