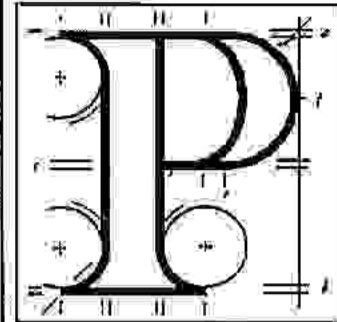


Our Ref: PL 6/5/88258
P.A. Ref: 91A/2066

F011

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: 30 JUN 1992

Appeal re: Retention of an illuminated sign at
Super Valu Supermarket, Tallaght Road, Tallaght,
Dublin 24.

Dear Sir,

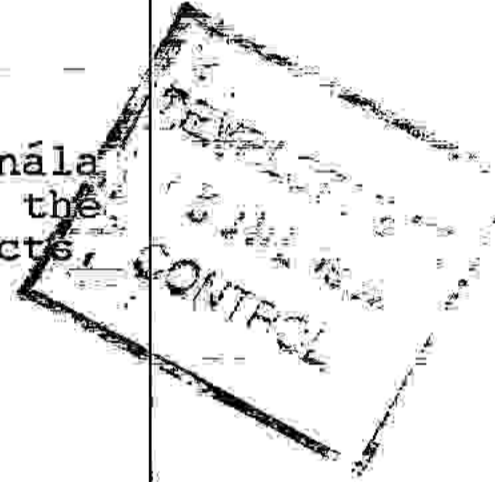
An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Miriam Baxter.

Encl.

BP 352



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

Our Ref: 91A/2066

Your Ref.: PL6/5/88258

9 June 1992

Re: Retention of illuminated sign at Super Valu Supermarket,
Tallaght Road, Tallaght, Dublin 24.

Dear Sir/Madam,


I refer to your letter dated 30th March, 1992, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

The Planning Authority considers that it is reasonable to assess the position regarding this sign in 5 years time, as part of its continuing efforts to improve the amenity of the Tallaght Area.

With regard to the third party submission, the Planning Authority's reasoning is set out in report dated 19th February, 1992

Yours faithfully,



for Principal Officer.

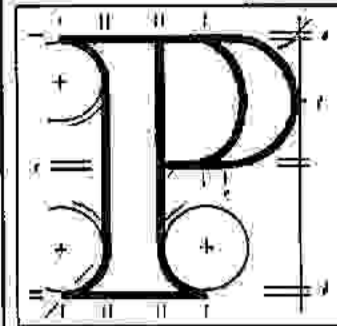
Our Ref: PL 6/5/88258
P.A. Reg. Ref: 91A/2066

EDH

The Secretary,
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: 30th March 1992.

Planning authority decision re: proposed retention
of illuminated sign at Super Valu Supermarket,
Tallaght Road, Tallaght, Dublin 24.

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.

Any observations which you wish to make on the
appeal should be conveyed, in writing, to the Board
without delay.

As you are aware, the planning authority's decision
in the matter is already the subject of an appeal to
the Board.

ds

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 004

GERALD CANTAN DIP. ARCH. M.R.I.A.I.
87 TERNURE ROAD NORTH, DUBLIN 6
TEL 920106 FAX 920107.

to:

The Secretary,
An Bord Pleanala,
Irish Life Centre,
Lower Abbey Street,
Dublin 1

AN BORD PLEANALA
Received. 18/3/92
Fee: £100 + £100 = £200
Receipt No. B27384

13/3/92

Re. Retention of sign to front of Super Valu
Tallaght Road, Tallaght, Dublin 24
Reg. Ref. 91A/2066.

Dear Sirs,

I wish to hereby appeal, on behalf of my client James Mc Caul, against condition number 02 of the notification of decision to grant planning permission for the retention of a sign to the front of Super Valu, Tallaght. The condition set down by the County Council requires "that the sign shall be removed on or before 12th. February 1997, unless before that date permission for its retention is granted".

My client regards the condition as onerous and wishes to hereby request Bord Pleanala to delete the condition from the planning permission so that he finish the installation with some certainty.

Super Valu Tallaght is within a building that was originally an H. Williams outlet it is adjacent to the village but removed from the Square Shopping centre. The competition of the new Square shopping centre is very real and means that my client has to make every effort to advertise the prescence of the Super Valu store. Because of the changing circumstances and because the building is set back from the street my client erected the sign to draw people to the Supermarket. Because it is an installation which has involved a considerable investment my client regards it as unreasonable that it should be removed after five years. I would therefore urge the board to delete condition two of the permission.

Please find enclosed a copy of the notification of decision to grant planning permission and a cheque to cover the appeal fee.

Yours faithfully


Gerald Cantan Dip. Arch. M.R.I.A.I.



Tel.: 724755
Fax: 262/269

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

Your Ref.: PLS/5/ 88258

Our Ref.: 91A 2046

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

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

Proposal: Refusal of the proposed application for planning permission
in respect of the site at
12, Abbey Street, Dublin 1.

Applicant: J. Mc Card

Dear Sir,

With reference to your letter dated 16/3/91 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. 12, Abbey Street, Dublin 1.
 - (4) The plan(s) received from the applicant on 23/12/90
 - (5) & (7) A certified copy of Manager's Order 2/10/91
- DATED, 21/10/91 together with technical reports in connection with the application.
- (8) _____

Yours faithfully,

A. Lynch
for Principal Officer.
Encls.

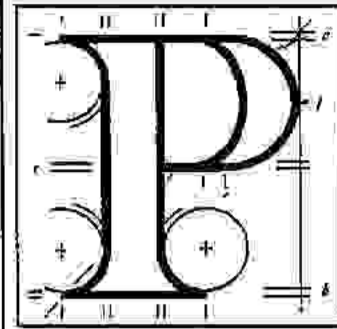
Gur Ref: PL 6/5/88258
P.A. Reg. Ref: 91A/2066

2014

The Secretary,
Dublin County Council,
Planning Section,
Block 2,
Irish Life Centre,
Dublin 1.



An Bord Pleanála



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

Date: 12th March 1992

Planning authority decision re: Retention of illuminated sign at Super Valu Supermarket, Tallaght Road, Tallaght, Dublin 24.

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.

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.

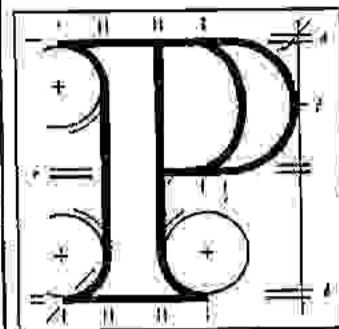
Yours faithfully,


Patricia Tobin

Encl.

BP 005

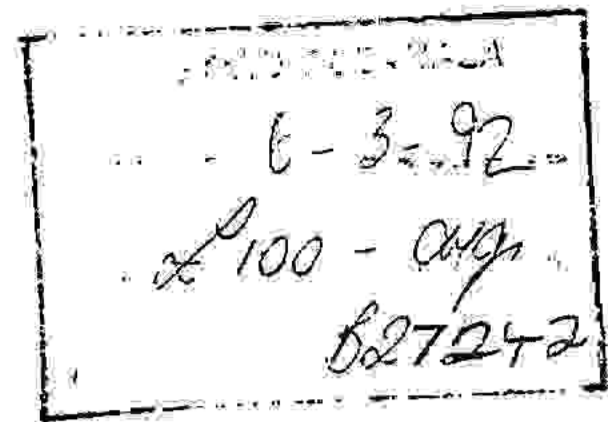
An Bord Pleanála



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

2 Main Road,
Tallaght,
Dublin 24

28th February 1992



Re: Retention of illuminated sign - Permission granted: 19th
February 1992 - Register reference: 91 A/2066 - Super Valu
Supermarket, Tallaght Road, Tallaght, Dublin 24

Dear Sirs,

I wish to appeal the grant of permission by Dublin County Council in this instance and enclose herewith cheque in the sum of E100. Please note that the imposition of such high fees on ordinary members of the public is a very effective way of excluding them from the planning process; perhaps this is the intention of the Minister for the Environment? This exclusion may have Constitutional implications and it is a great pity that someone does not apply for a judicial review to ascertain the legality of such charges. This charge is placing an intolerable burden on myself because I am a part-time employee, but I feel compelled to take this appeal because of the utter contempt which I feel is being shown to me by the Planning Department of Dublin County Council.

For the last two years I have been working very hard to improve the environment of the east end of Tallaght village (the area in which I live). Although a so-called "environmental improvement scheme" was adopted for Tallaght village, I feel that this was largely a case of cosmetic surgery - and now the cracks are beginning to show. This scheme ended abruptly at the junction of Greenhills Road and Main Road, Tallaght and has not been continued further to include the area in which I live. I think that because the scheme was drawn up by the private architect of one of the largest businesses in Tallaght village and proposed by the Chairman of Dublin County Council who was a member of Fianna Fail, the "environmental improvement scheme" was only ever intended to improve the environment of the business concerned - the rest of the village being a convenient excuse for same. Proof of this is the fact that the scheme was never extended to include the eastern end of Tallaght village despite the fact that grants could be available from the Department of Environment for same. Why were not Dublin County Council architects appointed to draw up the scheme? I have some of the original documentation of the environmental project in front of me and I note that one of the objectives is "The removal of unsightly advertising". Another objective is the

"maintenance of gardens, walls and railings,"

- MAR 1992

which actions the architect states will be important elements of the village improvement scheme. We are also told in this documentation that the success of the scheme

"will depend on the co-operation of all parties interested in the future of the village."

Please note that I am interested in the future of the village - but I have received nothing but contempt from the Planning Department of Dublin County Council, culminating in this planning permission which would not even have been tolerated twenty years ago. I note from the aforesaid documentation that Fergal MacCabe, the architect for the schme, states that

"vigorous development control, strict enforcement against unauthorised signs . . . would have to be an integral part of the statutory planning process. In Tallaght itself a heightening of the general level of awareness of the rich heritage of the village and its surroundings is also critical. As is the response of local community . . . and individual interests. What is needed is a combination of all these interests."

Please note that in relation to the planning permission concerned, as "vigorous development control" been applied? Was the site even inspected by a qualified employee of the Planning Department? I have noticed from my investigations of other planning permissions that the reality on the ground does not conform in any way with what appears in the Planning Department of Dublin County Council. One can only draw the conclusion that permissions are granted without the sites ever having been inspected.

Please be advised that the sign which is the subject of this planning permission was originally an unatuhorised development which only came to the attention of the Planning Department thanks to the work of local residents. I wish to bring to your attention, in relation to the above extract from the environmental project, that I am highly aware of the rich heritage of the village and its surroundings and have built up my own photographic and documentary archive in that respect. I am also highly aware of the necessity of maintaining a good environment and a "living village" - but do I gain encouragement in that respect from the Planning Department? No - I constantly have the experience of being excreted upon - the individual means nothing - business means everything. The function of local authorities, it seems to me, is to "facilitate" local developers; their regulatory and town planning function is geared up to this - decisions are being made, not on good town planning principles, but on the principle of "developing the economy" - which is a function of private individuals, financial institutions or the I.D.A. - not of town planning departments.

1980
- 10000
- 10000

I also note (laughably!) that another of the objectives of the environmental project is that the

"requirement for excessive and inappropriate commercial signage should be reviewed."

Whatever happened to that pious aspiration?

It may not have come to your attention but the area in which I live, i.e. the north side of Main Road, Tallaght, will, under the forthcoming Development Plan be rezoned "to preserve and improve residential amenity." I think that this should be borne in mind when any planning decisions are being made. I notice that as far as commercial developments are concerned, the Planning Department is planning according to the forthcoming zoning designation. In other words, if an area's zoning is being changed from that of a residential zoning to a commercial zoning, the Planning Department is giving permissions in accordance with a commercial zoning - but then they probably would give the same permissions in a residential zoning anyway. I think, therefore, that steps should be taken to "preserve and improve the residential amenity" of this area as the future zoning designation will demand. I wish to draw your attention to the fact that, thanks to the activities of former Ministers of Local Government and the Housing and Planning Departments of Dublin County Council this village is dying as far as being a healthy residential area is concerned. It is hardly believable that this is being allowed to happen in view of the fact that these houses are amongst the best quality houses in Tallaght. It is hardly believable also when one considers that the residents paid rates for twenty-five years and were also in the highest brackets of income tax contributors. The commercialisation of this area has taken place against the wishes and recommendations of the residents: the supermarket to which this sign relates was originally not permitted by Dublin County Council but this decision was reversed by Mr. Kevin Boland the then Minister for Local Government. Mr. Boland had been involved in a number of controversial planning decisions during his term of office, including Mount Pleasant, Ranelagh, Blessington Road, Rathcoole and Hume Street and other more minor issues. In the same year that permission was granted for this supermarket, Mr. Boland was to resign from his Ministerial post in sympathy with the actions affecting Mr. Charles Haughey. The piece of land on which this supermarket was formerly the property of Mr. Kevin Molloy, but I do not know to what extent he was able to influence the future use of the land. Up until that time the area had in fact been zoned as green belt. Another aspect of this commercialisation was the conversion of the house adjacent to the supermarket into a bank. This was achieved through the now-defunct Housing Act 1969 by which houses can be converted to commercial from residential use. The original application to the Housing

Department, Dublin County Council, was rejected, but permission was granted by Mr. James Tully, Minister for Local Government on appeal. Because of the nature of that Housing Act, all this was achieved in secrecy. I have since seen the documentation which accompanied this planning process and it is a web of deception and half-truths. Mr. James Tully also gave permission for a shopping centre complex at the junction of Greenhills and Main Roads, Tallaght, despite the contrary advice of the Planning Department. This shopping centre is now semi-derelict and its owners are on the receiving end of High Court Orders concerning the disposal of waste granted to the Environment Department of Dublin County Council. The house to which I have referred above which was converted into a bank was the former family home of Mr. Kevin Molloy.

A neighbouring house to mine is used as a creche which generates a great deal of traffic; this house is also vacant at night. A condition of this planning permission was that part of the house be reserved for residential accommodation - a pious aspiration of the Planning Department to which no one every pays any attention. In connection with the supermarket development I have found out that one of the grounds for the original refusal by Dublin County Council was because

"The plan does not provide boundary treatment and landscaping for the purposes of preserving and enhancing the amenities of the area and adjoining residential properties."

In view of the fact that this statement was made in May 1969 I think that the planning decisions of 1992 should represent some kind of advance or improvement. Regrettably I think that the planning process has deteriorated since that time, particularly in view of the Ministerial Order of Mr. Padhraig Flynn to local authorities to facilitate development through the planning process. In this respect no doubt British town planners would notice that their former colonial subjects were slavishly copying what Mrs. Margaret Thatcher ordered a few years ago - and this from the "Republican Party."!

I notice also from the original documentation concerning the landscaping of the supermarket car-park, that the developer did not fulfil his obligations concerning tree-planting, etc. It is regrettable that although the Planning Department in the late 1960s had the vision to demand such treatment, even those small conditions were not fulfilled. I notice also from this documentation, that one of the original objections from the Tallaght and District Residents' Association was that the supermarket building interfered with the view of local residents. The Planning Department has delivered the final coup-de-grace in destroying the view altogether. I notice from newspapers that prominent residents of Howth are objecting to the construction of a hotel on the Hill of Howth because it will rob them of their view - in spite of the fact that this will create hundreds of jobs.

--/--

In relation to the development which is the subject of this appeal, the Planning Department did not ensure that the description of the development concerned in the planning lists accurately reflected the visible features at the site; if An Bord Pleanála Planning Inspectors visit the area they will notice that the sign is not in fact illuminated, the illumination concerned is obviously an intended future addition to the sign itself. Please note that I wrote to the Enforcement Department concerning this sign which impinges considerably on the residential area opposite.

If your Planning Inspector visits the area, he/she should check that the sign is in fact 4.8 metres high, which is the height recorded in the drawings in the Planning Office. Speaking as a person who has not got access to a metre stick or theodolite, the sign gives the impression of being higher than the height noted in the application material. I will leave this to your Planning Inspector to decide. I would, however, like to draw your attention to what the Development Plan 1983 has to say about advertising structures:

- (a) Advertisement structures are undesirable in residential areas.
- (b) Signs attached to buildings are preferable to those on free-standing hoardings,

and

- (d) The size and scale of signs should not conflict with those of existing structures in the vicinity.
- (e) Signs will not be permitted if they compete with road signs or otherwise in the opinion of the Council will cause traffic hazard.

and

- (h) The luminosity of all illuminated signs will be controlled to avoid unnecessary glare or intrusion at night, particularly in rural and residential areas.

Please note also that the "Development Control" section of the Development Plan states:

"Generally the protection of amenities is of primary consideration in regard to any proposal to erect or display or advertisement, regardless of the generality of the use-zoning provisions."

"A commercial advertisement structure is out of place in a primarily residential area and will not be favourably considered."

"Applications for permission to erect free-standing hoardings shall be considered on their merits in relation to the visual quality of an area and the nature of existing uses in the vicinity of a site. Consideration must also be given to the distracting effects on road-users ..."

"'Sky' signs, i.e. signs which project in any part above the level of a building parapet or obtrude on the skyline, are regarded as objectionable in principle and will not be permitted."

I would also like to remind An Bord Pleanála that the grassed area on which the sign is located was deemed as a "green area" in the conditions attached to the original granting of permission for the supermarket. This requirement was written into the planning permission by Dublin County Council because of their original refusal of permission for this development. The area concerned was originally zoned open space. I notice that "Advertising/Advertising Structures" are not permitted in residential areas - a residential area is directly opposite this sign.

I also notice in the 1983 Development Plan that:

"In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting 'residential areas' type zones or abutting residential development within mixed use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties."

I recommend that you overturn the grant of permission by Dublin County Council because the development concerned is not in accordance with the Development Plans of 1983 or 1992, in view of the extracts from the Development Plans quoted above.

Yours faithfully,

Celia Taylor
Celia Taylor



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0690 /92 Date of Decision : 19th February 1992

Register Reference : 91A/2066 Date Received : 23rd December 1991

Applicant : James McCaul

Development : Retention of illuminated sign

Location : Super Valu Supermarket, Tallaght Road, Tallaght,
Dublin 24

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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 in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ³.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date:.....
19/2/92

Gerald Cantan,
87 Terenure Road North,
Dublin 6.

Reg.Ref. 91A/2066
Decision Order No. P/ 0690 /91
Page No: 0002



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

C O N D I T I O N S / R E A S O N S

- 01 The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That the sign shall be removed on or before 12th February, 1997, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal.
REASON: To enable the effect of the development on the amenities of the area to be reviewed having regard to the amenities then obtaining.
- 03 The source and level of illumination of the lighting shall be subject to review by the Council at any time and shall be modified or removed on request, if deemed necessary.
REASON: In the interest of traffic safety.

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/2066

Date : 2nd January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Retention of illuminated sign

LOCATION : Super Valu Supermarket, Tallaght Road, Tallaght,
Dublin 24

APPLICANT : James McCaul

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 23rd December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Gerald Cantan,
87 Terenure Road North,
Dublin 6.



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 SUPER VALU, TALLAGHT ROAD, TALLAGHT
(If none, give description sufficient to identify) CO DUBLIN (24)

3. Name of applicant (Principal not Agent) JAMES MC CAUL
Address SUPER VALU, TALLAGHT ROAD, TALLAGHT. Tel. No. 525 787.

4. Name and address of person or firm responsible for preparation of drawings GERALD CANTAN DIPARCH. M.R.I.A.I. Fax 920107
87 TERENCE ROAD NORTH DUBLIN 6 Tel. No. 920106

5. Name and address to which notifications should be sent GERALD CANTAN DIPARCH M.R.I.A.I.
87 TERENCE ROAD NORTH DUBLIN 6 23 DEC

6. Brief description of proposed development RETENTION OF FREE STANDING SIGN

7. Method of drainage NOT APPLICABLE 8. Source of Water Supply NOT APPLICABLE

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 NOT APPLICABLE
" " " " " "
(b) Proposed use of each floor " " " " " "

DUBLIN COUNTY COUNCIL
Permission sought for retention of illuminated sign at Super Valu Supermarket, Tallaght Road, Tallaght, Dublin 24, for James McCaul

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 8795.5 Sq. m.

(b) Floor area of proposed development NOT APPLICABLE Sq. m.

(c) Floor area of buildings proposed to be retained within site NOT APPLICABLE Sq. m.

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

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 into account in your proposal.
NOT APPLICABLE

15. List of documents enclosed with application. LETTER, NEWSPAPER ADVERT. 4 COPIES OF SITE LOCATION MAP, SITE PLAN, DRAWING ILLUSTRATING SIGN, CHEQUE FOR FEE.

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

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

Fee Payable £ Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 15/12/91

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/2066

Amount Received £ 2,12.0

Receipt No

Date

Irish Press
17/12/91

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, DUBLIN 1

DUBLIN 1

CHEQUE

N 54222

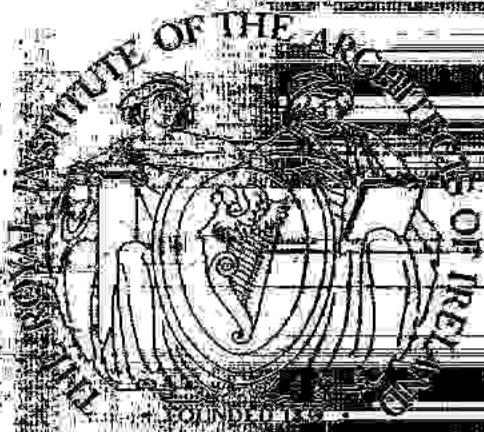
Received this 3 day of 19

from Paul Palmer Tallaght

the sum of 100 hundred Pounds

planning

Cashier S. CAREY Principal Officer



**GERALD
CANTAN**
Dip. Arch.
M.R.I.A.I.
Architects and
Building Consultants

84 Lr. Dodder Rd.,
Dublin 14,
Ireland.

Tel: 01-901678

Planning Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

16/12/81

Re: Retention of sign at Super Value Supermarket,
Tallaght Road, Tallaght, Dublin 24.
For James Mc Caul esq.

Dear Sirs,

I wish on behalf of my client James Mc Caul to apply for planning permission to retain an existing sign at the Super Value store at Tallaght Road, Tallaght, Dublin 24. The sign was erected as part of a refurbishment of the building. Mr. Mc Caul found it necessary to refurbish the building recently in an effort to meet the competition from the new Irish Life Centre. As the store is set back from the Tallaght Road it is intended that the sign will catch the attention of users of the road and draw them into the store. The sign contains basic information about the activities of the store. It is Mr. Mc Caul's intention to illuminate the sign when planning permission is obtained. It was necessary to raise the sign from ground level to prevent vandals from disfiguring the sign.

Please find enclosed the following documents in support of this application:

- (1) A completed application form.
- (2) 4 copies of a site location map.
- (3) 4 copies of a site plan.
- (4) 4 copies of a drawing illustrating the sign.
- (5) A cheque to cover the planning fee.

We look forward to receiving your decision.

Yours faithfully

Gerald Cantan

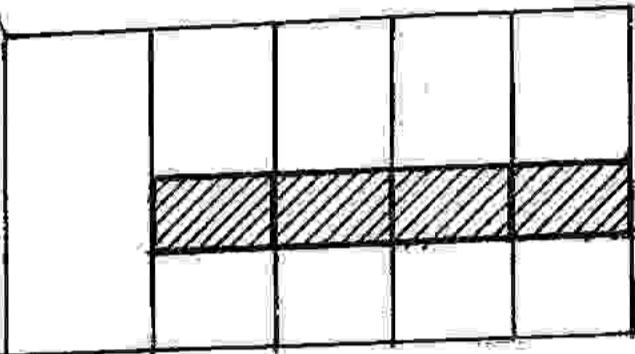
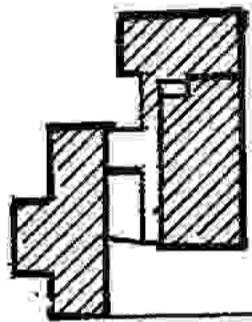
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
23 DEC 1991
REG No.91A/2066.



SUPER-VALU 'TALLAGHT'
RETENTION OF SIGN AT TALLAGHT ROAD

SITE LOCATION MAP Scale 1:1000

DRG NO. 675/02



Tallaght Road

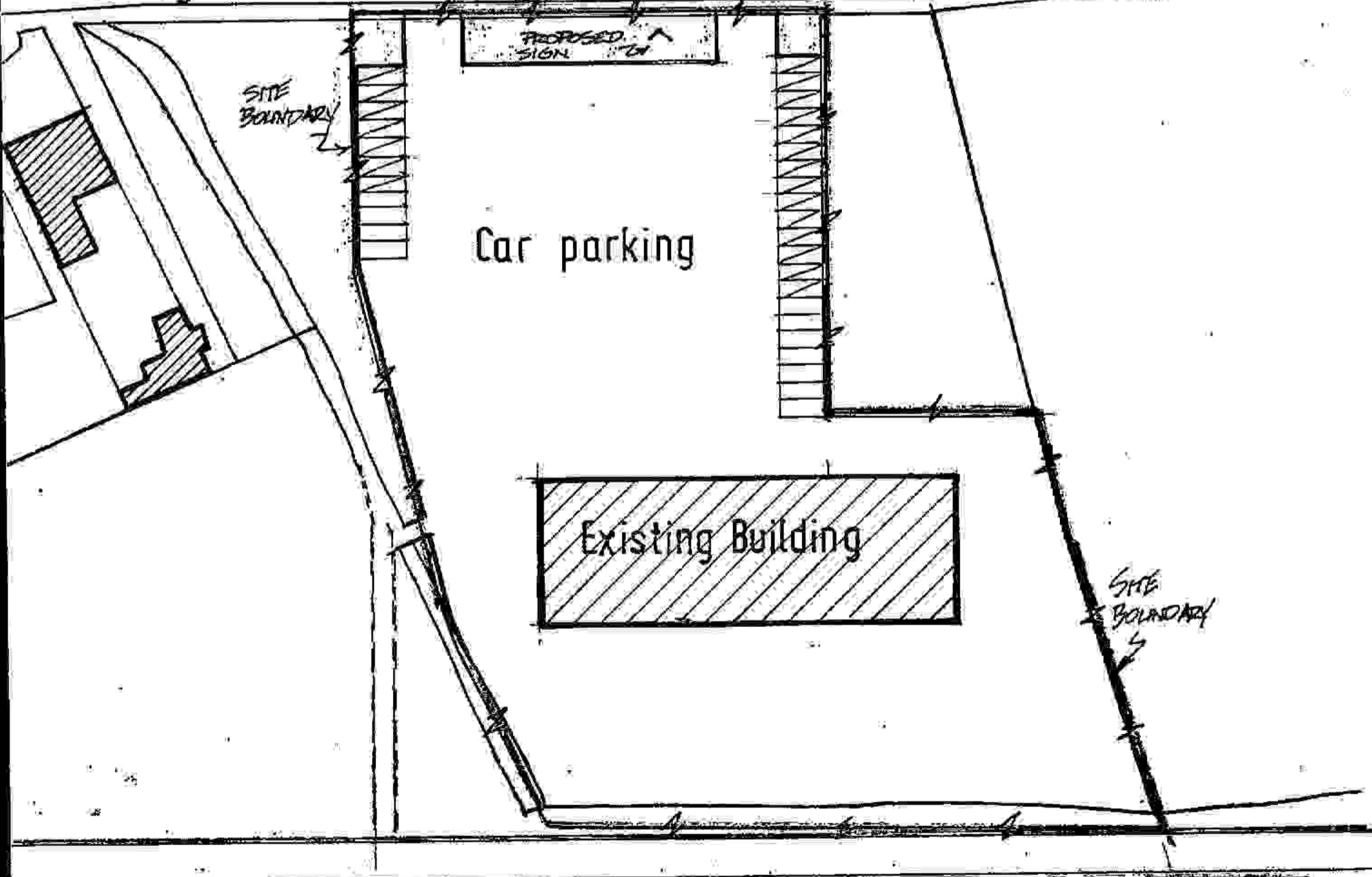
PROPOSED SIGN

SITE BOUNDARY

Car parking

Existing Building

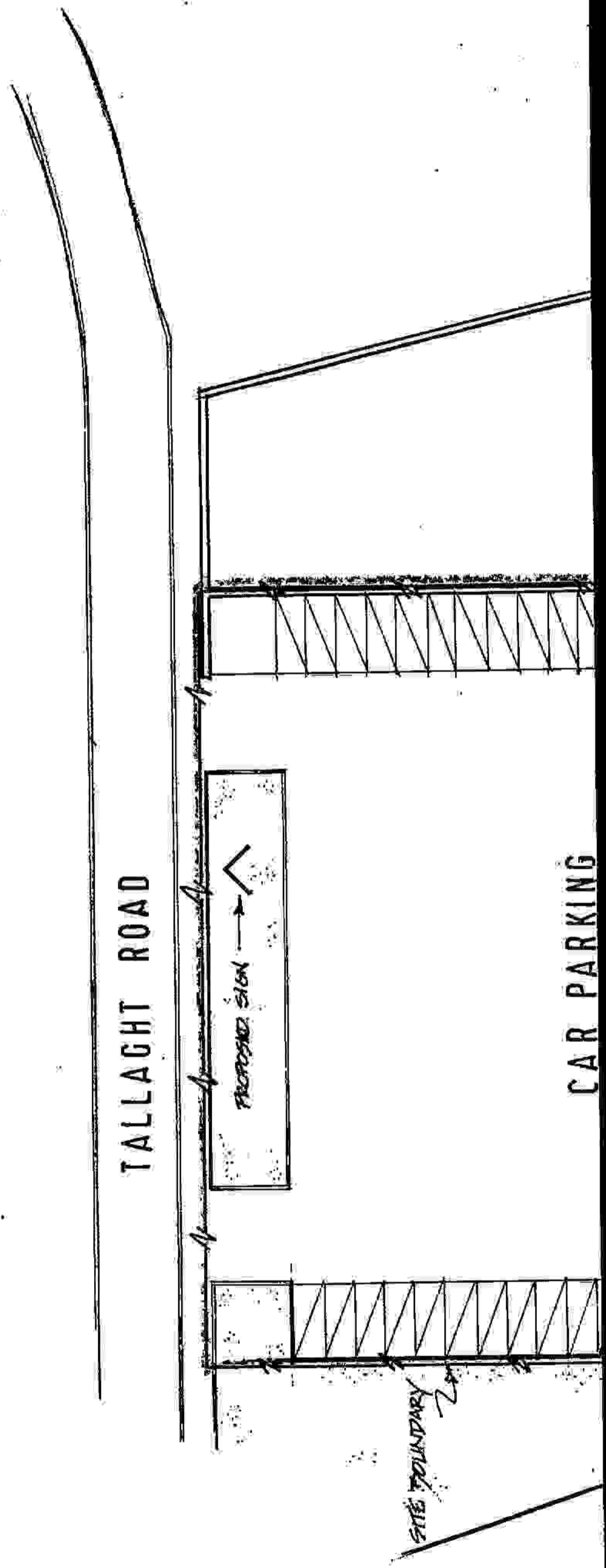
SITE BOUNDARY



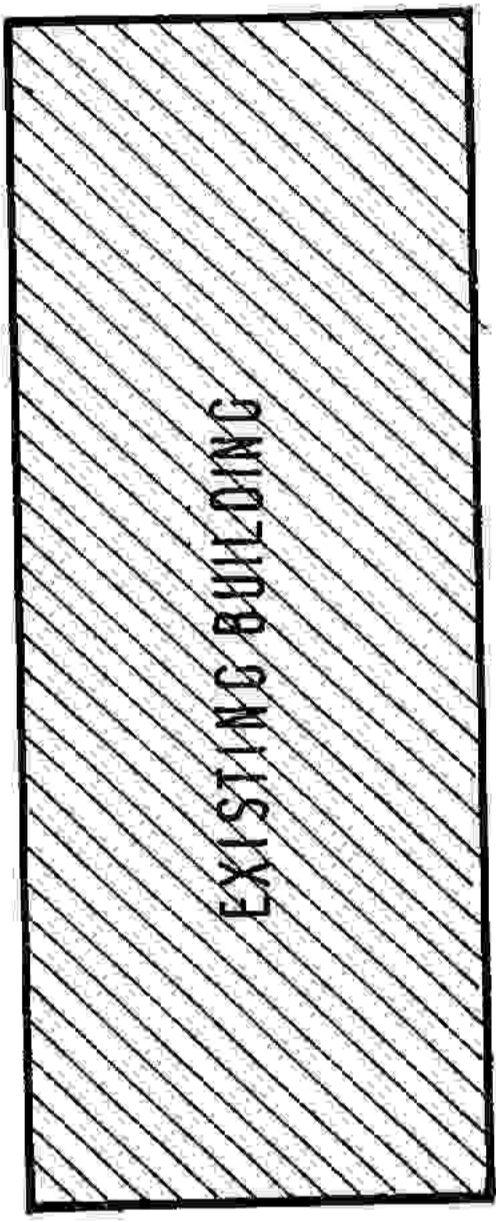
SUPER-VADU TADJAGHT
RETENTION OF SIGN AT TALLAGHT ROAD

SITE PLAN Scale 1:500

DRG NO 675/03



N. SITE BOUNDARY



SITE BOUNDARY

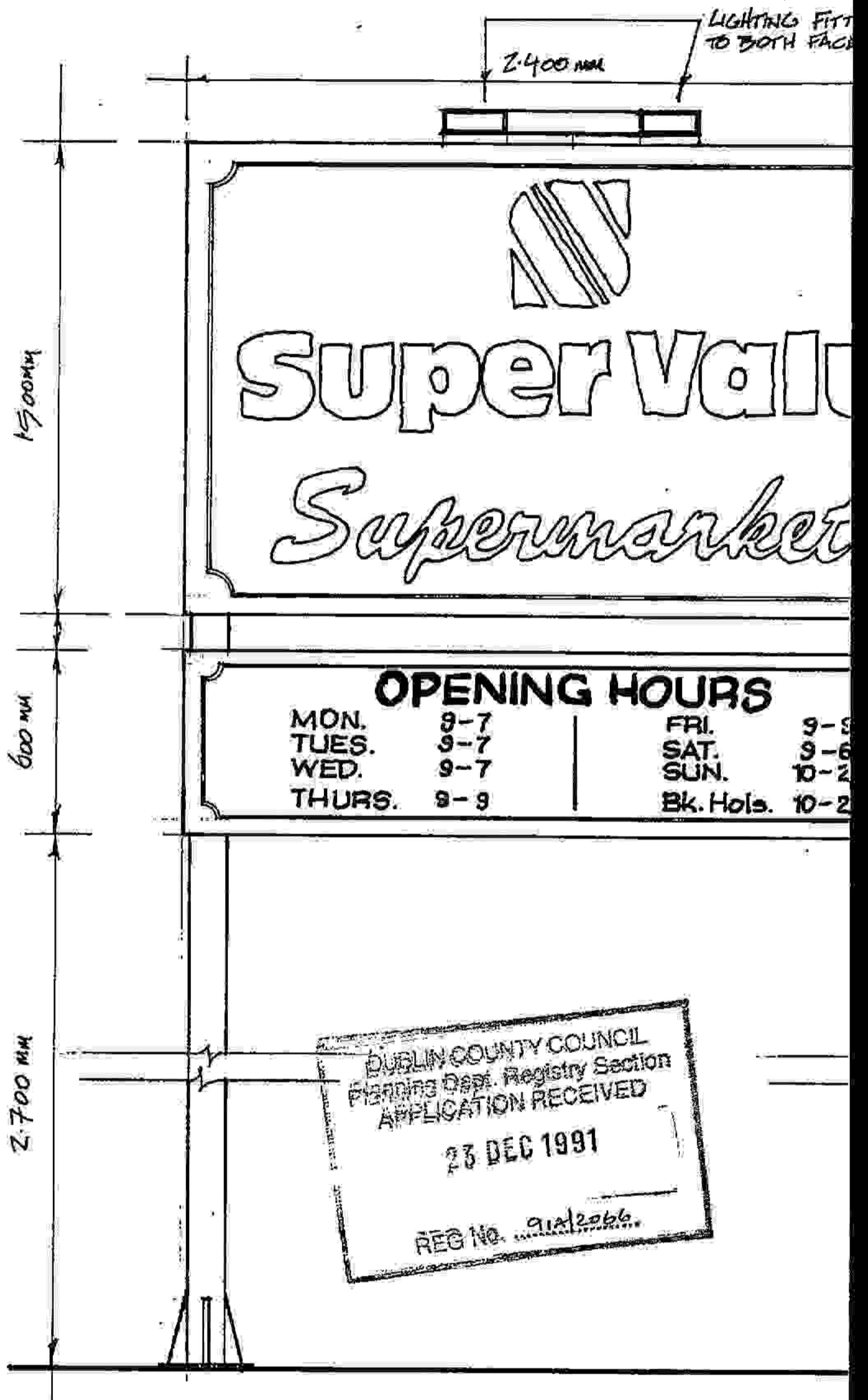
PEDESTRIAN

BRIDGE

COUNTY COUNCIL
Dept. Registry Section
APPLICATION RECEIVED

23 DEC 1991

REG No. 91A/2066



LIGHTING FITT
TO BOTH FACE

2400mm

1500mm

600mm

2700mm


Super Value
Supermarket

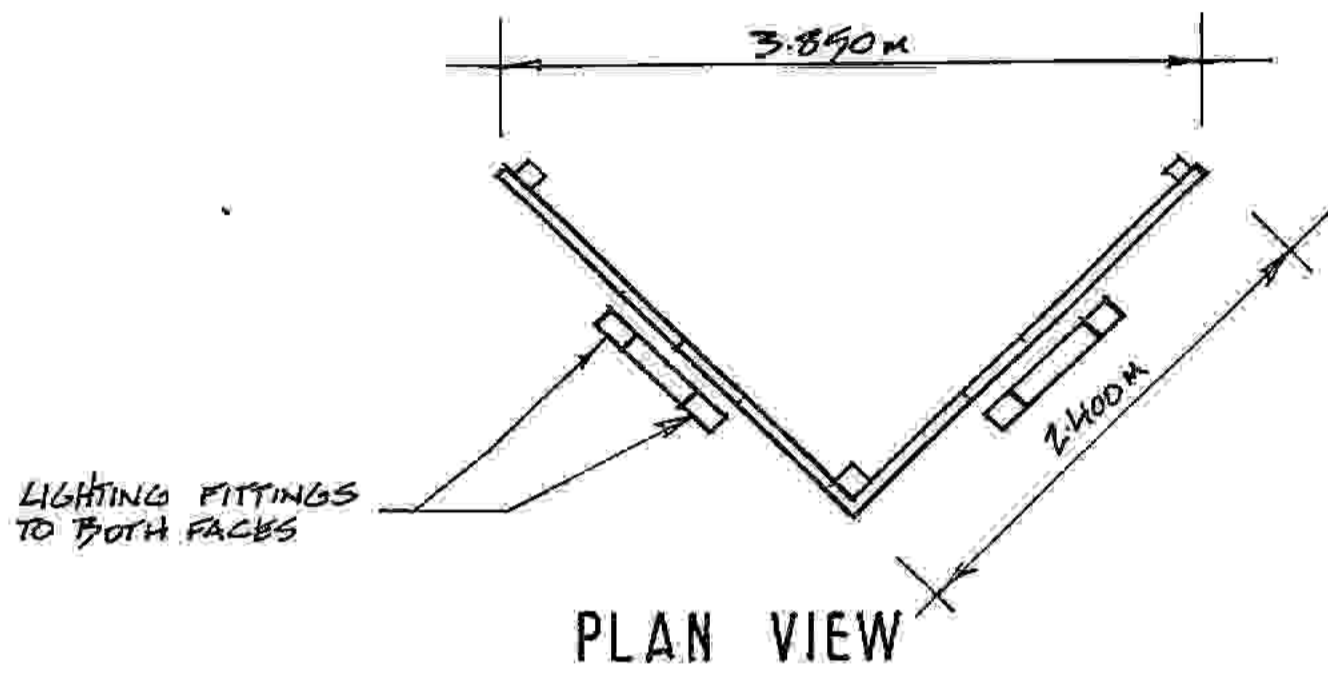
OPENING HOURS

MON.	9-7	FRI.	9-9
TUES.	9-7	SAT.	9-6
WED.	9-7	SUN.	10-2
THURS.	9-9	Bk. Hols.	10-2

DUBLIN COUNTY COUNCIL
 PLANNING DEPT. Registry Section
 APPLICATION RECEIVED
 23 DEC 1991
 REG No. 91A2066

FRONT ELEVATION

INLOS
25



FREE STANDING SIGN AT
SUPER VALUE TALLAGHT ROAD
TALLAGHT DUBLIN 24

FOR JAMES M^{CS} CAUL *esq.*

SCALE 1:20 , 1:50

DATE 17/12/91

DRG. NO. 675 / 01

APPEALS DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 2066

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:	✓
	APPEALS DECISION <i>R.P.</i>	✓
	CHANGE STATUS <i>45</i>	✓
	APPEALS DATE <i>30/6/92</i>	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

REFUSAL.....55
 GRANT.....62
 WITHDRAWN.....54
 CONDITIONS.....53

NEW APPEALS

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A 2066

1	ENTERED IN OBJECTORS REGISTER	/
2	ENTERED IN BLUE FOLDER	/
3	ENTERED IN APPEALS REGISTER	/
4	ENTERED IN APPEALS INDEX	/
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	/
6	Appeal Notified: 16/3/92	
	ENTER IN PLANAPS Appeal Type/Appellant Type:	
	Bord Pleanal Ref: 88258	/
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	/
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	/
8	OBJECTORS NOTIFIED - <i>Objectors and Appellants</i>	
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES /NO	
10		
11		

2 Main Road,
Tallaght,
Dublin 24
6th February 1992

1439

Re: Retention of illuminated sign - 28th December 1991 -
F - 91 A/2066 - Super Valu supermarket, Tallaght Road, Tallaght
Dublin 24

Dear Sirs,

I wish to object to the retention of the above sign at Super Valu supermarket. The Planning Department should ensure that the description of the development concerned should accurately reflect the visible features at the site; if your Planning Inspectors visit the area they will notice that the sign is not in fact illuminated, the illumination concerned is obviously an intended future addition to the sign itself. Please note that I have already written to the Enforcement Department concerning this sign which impinges considerably on the residential area opposite.

If your Planning Inspector visits the area, he/she should check that the sign is in fact 4.8 metres high, which is the height recorded in the drawings in the Planning Office. Speaking as a person who has not got access to a metre stick or theodolite, the sign gives the impression of being higher than the height noted in the application material. I will leave this to your Planning Inspector to decide. I would, however, like to draw your attention to what the Development Plan 1983 has to say about advertising structures:

- "(a) Advertisement structures are undesirable in residential areas.
- (b) Signs attached to buildings are preferable to those on free-standing hoardings."

and

- "(d) The size and scale of signs should not conflict with those of existing structures in the vicinity.
- (e) Signs will not be permitted if they compete with road signs or otherwise in the opinion of the Council will cause traffic hazard."

and

- "(h) The luminosity of all illuminated signs will be controlled to avoid unnecessary glare or intrusion at night, particularly in rural and residential areas."

Please note also that the "Development Control" section of the Development Plan states:

"Generally the protection of amenities is of primary consideration in regard to any proposal to erect or display an advertisement, regardless of the generality of the use-zoning provisions."

"A commercial advertisement structure is out of place in a primarily residential area and will not be favourably considered."

Applications for permission to erect free-standing hoardings shall be considered on their merits in relation to the visual quality of an area and the nature of existing uses in the vicinity of a site. Consideration must also be given to the distracting effects on road-users ..."

"'Sky' signs, i.e. signs which project in any part above the level of a building parapet or obtrude on the skyline, are regarded as objectionable in principle and will not be permitted."

I would also like to remind the Planning Department that the grassed area on which the sign is located was deemed as a "green area" in the conditions attached to the original granting of permission for the supermarket. This requirement was written into the planning permission by Dublin County Council because of their original refusal of permission for this development. The area concerned was originally zoned for residential development. Permission was granted on appeal to Mr. Kevin Boland, the Minister for Local Government who resigned the following year.

I wish to re-emphasize the objections I have to the granting of permission for this sign.

Yours faithfully,

Celia Taylor

Celia Taylor



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/2066

Date : 20th February 1992

Dear Sir/Madam,

Development : Retention of illuminated sign

LOCATION : Super Valu Supermarket, Tallaght Road, Tallaght,
Dublin 24

Applicant : James McCaul

App. Type : PERMISSION

I wish to inform you that by Order dated 19.02.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanála against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanála, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála will be invalid unless the correct fee is received by An Bord Pleanála within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

H. F. Taylor,
2 Main Road,
Tallaght,
Dublin 24.

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/2066

Date : 20th February 1992

Yours faithfully,

L.D.

.....
for PRINCIPAL OFFICER.



Bloc 2, Ionad Bheatha hEireann,
Bloc 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/2066

Date : 20th February 1992

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Development : Retention of illuminated sign

LOCATION : Super Valu Supermarket, Tallaght Road, Tallaght,
Dublin 24

Applicant : James McCaul

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Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

C. Taylor
2 Main Road
Tallaght
Dublin 24

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheatha hEireann,
Bloc 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/2066

Date : 20th February 1992

Yours faithfully,


.....

for PRINCIPAL OFFICER

91A/2066,

pa

1255

H.F.T.
11/12

OBJECT

To-Dublin County Planning Dept.
Block 2 Irish Life Ctr.
Lr.Abbey St.
Dublin

From-H.F.Taylor
2 Main Rd.
Tallaght
Dublin 24
5/12/91

Re-Erection of Signboard for Supervalu Supermarket
opposite the above address.

Dear Sir,

At about 1200 HRS. of the above date a red-painted
3 pole triangular structure, about 24 feet high,
supporting 2 notices for the above business
was erected opposite my house.

It is about 70 ft. from my front window, sufficiently
close to blot out the best part of our hitherto
good view of the Dublin hills.

Another, more general objection, is that of traffic,
which is very heavy at this point. Any distraction, such as
this hoarding, must make for greater hazards.

I hope that I can rely on your good offices
to persuade the owner of this Monstrosity to remove it.

Yours Sincerely

H.F.Taylor

DEC 9 1991

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: _____

CONT. REG.: _____

SERVICES INVOLVED: WATER/POUL SEWER/ SURFACE WAGES _____

AREA OF SITE: _____

FLOOR AREA OF PRESENT PROPOSAL: _____

MEASURED BY: _____

CHECKED BY: _____

METHOD OF ASSESSMENT: _____

TOTAL ASSESSMENT _____

MANAGER'S ORDERED NO: E/ 1 / - -
DATED _____

ENTERED IN CONTRIBUTIONS REGISTER: _____

DEVELOPMENT CONTROL ASSISTANT (GRAND) _____

m/L
BR

PLANNING APPLICATION FEES

Reg. Ref. 919/2066

Cert. No. 27535

PROPOSAL Retention of sign

LOCATION Super. Val., Tallaght road, Tallaght, D. 24

APPLICANT James McCarroll

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m ² in excess of 300m ² . Min. £40				
4	metres	@£1.75 per m ² or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres 10.60m ²	@£10 per m ² or £40	4/110	£110		
10	x 1,000m	@£25 per £1000m or £40		£		
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: *[Signature]* Grade: *D/TI* Date: *8/1/92*

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: *noth* Grade: Date: *7/1*

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

DUB./S.

PL 6/5/88258

P/3552/92

AN BORD PLEANÁLA

FINANCIAL CONTRIBUTION :-
AMOUNT € NIL
F/Refusal

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

County Dublin

Planning Register Reference Number: 91A/2066

APPEAL by Celia Taylor of 2 Main Road, Tallaght, Dublin and by James McCaul care of Gerald Cantan of 87 Terenure Road North, Dublin against the decision made on the 19th day of February, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to the said James McCaul for the retention of an illuminated sign at Super Valu Supermarket, Tallaght Road, Tallaght, Dublin;

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

SCHEDULE

The sign because of its position, height and size is visually obtrusive in the streetscape and its retention would, therefore, be injurious to the visual amenity of the area.

Daragh A. Murphy

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

Dated this 30th day of June, 1992.



PL 6/5/88258


P / 3552 / 92
AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/2066

2

Order Noted: L.D	
Date: 2nd July '92	ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated _____ day of	JULY 1992

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

G. Boothman

Date Received : 23rd December 1991

Register Reference : 91A/2066

Planning Officer : ~~R. O'DONNELL~~

Applicant : James McCaul

Development : Retention of illuminated sign

LOCATION : Super Valu Supermarket, Tallaght Road, Tallaght,
Dublin 24

DECISION : GRANT PERMISSION

DATE OF DECISION : 19.02.92.

APPEAL TYPE : AGAINST DECISION

APPELLANT TYPE : THIRD PARTY

I attach for your observations memo/letter dated... 30/3... from An Bord Pleanála

Please reply before... 15/4.....

S
for Principal Officer

2/4
Date

OBSERVATIONS

The Planning Auth. considers that it is reasonable to assess the position regarding this sign in 5 years time, as part of its continuing efforts to improve the amenity of the Tallaght area. Applicant is not obliged to remove the sign at the appropriate date; he may apply for retention.

With regard to the third party submission, the Planning Authority's reasoning is set out in report dated 12.2.92.

G Boothman

EP
4/6/92

PLANNING OFFICER

Richard Crevin

9/6/92

S.H.D.C.

DATE

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

B E L G A R D

Register Reference : 91A/2066

Date Received : 23rd December 1991

Correspondence : Gerald Cantan,
Name and : 87 Terenure Road North,
Address : Dublin 6.

Development : Retention of illuminated sign

Location : Super Valu Supermarket, Tallaght Road, Tallaght,
Dublin 24

Applicant : James McCaul

App. Type : Permission

Zoning : To protect, provide for, improve Local/Neighbourhood Centre Facilities

Floor Area : - Sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 12th February, 1992

This application is for PERMISSION.

The proposal consists of the retention of an illuminated sign at Super Valu Supermarket, Tallaght Road. This area is zoned with the objective "to protect, provide for and/or improve local neighbourhood centre facilities".

In the accompanying letter the applicant states that the sign was erected as part of a refurbishment of this building, found necessary in an effort to meet the competition from the new Tallaght Town Centre. As the store is set back from the Tallaght Road, it is intended that the sign would catch the attention of road-users and draw them into the store. It is the applicant's intention to illuminate the sign when planning permission is granted. He also states that it was necessary to raise the sign from ground level to prevent its defacement by vandals.

The sign is located on the site boundary with Tallaght Road. It is a double-faced structure, projecting towards the road. It has a height of 4.8 metres, and a panel width of 2.4 metres. It shows the supermarket's name, symbol, and a separate panel underneath the main one indicating opening hours. Both sides of the sign are fitted with lighting. The sign is inoffensive in

CONFIRMATION
Standard Sign
Open Case
Other:
SECURITY:
Bond / C.I.F.:
Cash:

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2066

Page No: 0002

Location: Super Valu Supermarket, Tallaght Road, Tallaght, Dublin 24

scale and appearance.

It is painted in beige and red.

The history search provided with this file indicates that planning permission for 2514 sq. metres of shopping/office/storage space by Reg. Ref. 89A/2316. This development has not taken place.

In the past year the Planning Authority has been made aware of the marketing pressures on local shopping centres in Tallaght since the opening of "The Square", and has been supportive of activity which would boost business in the local areas.

With the understanding that this problem is being experienced at Super Valu, and because of the location of the Centre, at a distance of 70 metres from the road, it is clear that a sign would be beneficial.

A rept. from Road Dept was noted by me on 19/2/92. It recommended no illumination of the sign. But in subsequent discussions with Rd's Engineers, the question of illumination is to be the subject of conditions. 4/3 19/2/92.

A permission would be reasonable.

The Planning Authority would not normally welcome roadside signs however, and for this reason a temporary permission should be granted to allow the situation to be assessed if there are any changes in the vicinity, e.g. amenity schemes etc.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (3) conditions:-

C O N D I T I O N S / R E A S O N S

01. The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2066

Page No: 0003

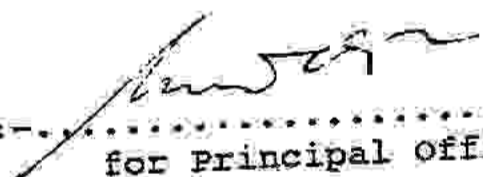
Location: Super Valu Supermarket, Tallaght Road, Tallaght, Dublin 24

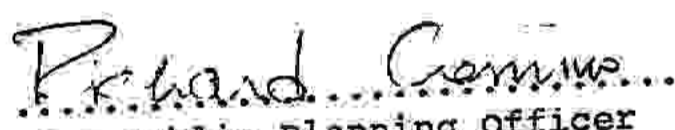
02 That the sign shall be removed on or before 12th February, 1997, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON: To enable the effect of the development on the amenities of the area to be reviewed having regard to the amenities then obtaining.

03 The source and level of illumination of the lighting shall be subject to review by the Council at any time and shall be modified or removed on request, if deemed necessary.

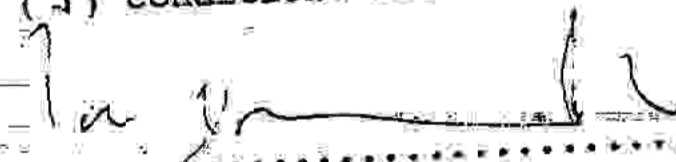
Reason: In the interest of traffic safety.

Endorsed: 
for Principal officer

 SEP
for Dublin Planning officer 18/2/92

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (3) conditions set out above is hereby made.

Dated: 19th FEBRUARY 1992


ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2066.
DEVELOPMENT: Ret. of free standing sign.
LOCATION: Super Valu, Tallaght Road.
APPLICANT: J. McCaul.
DATE LODGED: 23.12.91.

This application seeks permission for sign at Tallaght Road, Tallaght.

No illumination is employed and the sign has no effect on sight distances.

No Roads objection.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.01.92
Time 2.20

MA/BMcC
29.1.92.

SIGNED: Michael Arthur

DATE: 29-1-92

ENDORSED: FRS

DATE: 29/1/92

DUBLIN COUNTY COUNCIL

REG. REF: 91A-2066
DEVELOPMENT: Alter existing entrance and new exit
LOCATION: Loreto High School, Beaufort, Grange Road
APPLICANT: Sr. Fidelis
DATE LODGED: 19.12.91

This proposal is for a modified access layout. The existing two-way access is to be closed and separate entry and exit gateways are to replace it. Also a new pedestrian access is to be provided.

From a Roads point of view, these works will improve the access by reducing the possibility of congestion on Grange Road.

If permission is being granted it should be subject to:-

- 1. Footpath and access roadworks including new barriers to be to the requirements of the Area Engineer, Roads Maintenance.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.01.92
Time 12.30.

GC/MM
24.1.92

SIGNED: _____
DATE: _____

ENDORSED: CFR/k
DATE: 24/1/92