

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0412	
1. Location	Cookstown House, Cookstown Way, Tallaght, Dublin 24.		
2. Development	Retention of use of part of premises for car sales and retention of 2 no. signs.		
3. Date of Application	22/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road, Clondalkin,		
5. Applicant	Name: Mr. J. Watts, Address: Cookstown House, Cookstown Way, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1657  Date 20/08/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/09/1998	Written Representations	
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

# AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98A/0412

**APPEAL** by James Watts care of H.K. O'Daly and Associates of Kingswood, Naas Road, Clondalkin, Dublin against the decision made on the 20th day of August, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the retention of use of part of premises for car sales and retention of two signs at Cookstown House, Cookstown Way, Tallaght, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## SCHEDULE

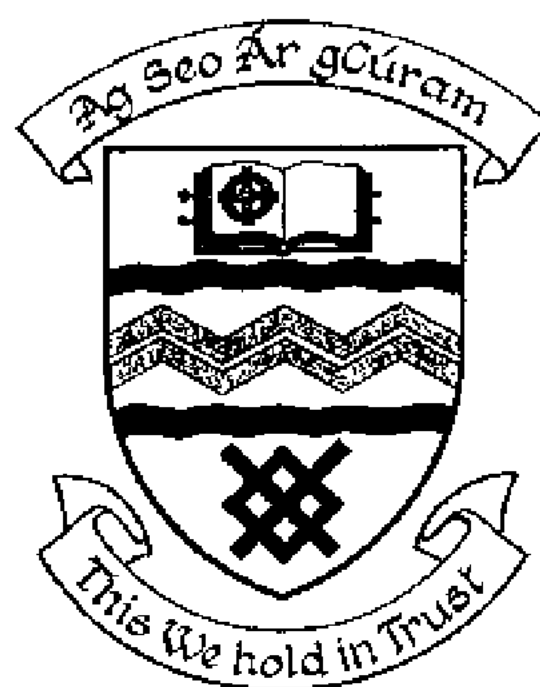
1. The proposed development would endanger public safety by reason of traffic hazard, due to the generation of additional traffic turning movements on a district distributor road. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the location of the signs adjacent to the district distributor road, it is considered that the signs proposed for retention would be visually obtrusive and would constitute disorderly development.
3. The signs proposed for retention are located in an area reserved for the LUAS Light Rail Transit Route which is indicated as a specific objective in the current South Dublin County Development Plan. This objective is considered reasonable. The proposed retention of the signs would, therefore, be contrary to the proper planning and development of the area.

  
*Michael Ryan*

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

Dated this 14<sup>th</sup> day of April 1999.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1657	Date of Decision 20/08/98
Register Reference S98A/0412	Date 22nd June 1998

**Applicant** Mr. J. Watts,  
**Development** Retention of use of part of premises for car sales and retention of 2 no. signs.  
**Location** Cookstown House, Cookstown Way, 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 South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

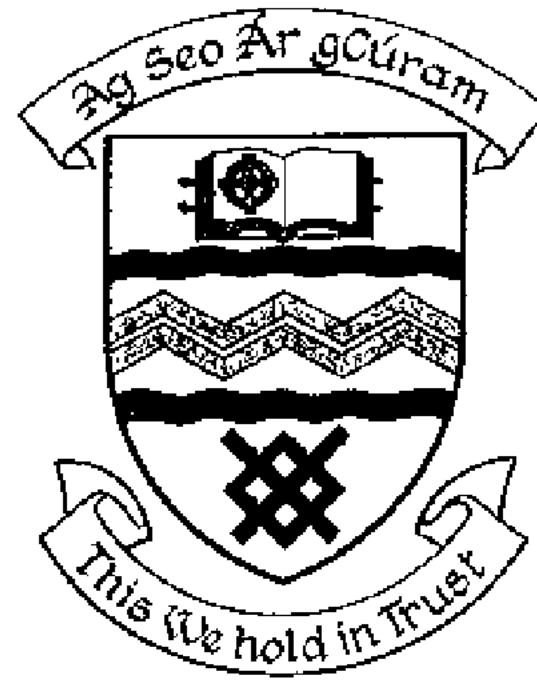
.....DC..... 20/08/98  
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

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REG REF. S98A/0412

Reasons

- 1 The proposed development would endanger public safety by reason of a traffic hazard due to the generation of additional traffic turning movements on a newly constructed District Distributor Road on which it is anticipated that traffic will increase greatly when the road network in the Tallaght Town Centre area is completed.
- 2 The proposed development if permitted would set a precedent for further commercial development on this site resulting in further intensification of use of the existing access. The proposed development would therefore not be in accordance with the proper planning and development of the area.
- 3 The proposed signs are visually obtrusive and constitute disorderly development having regard to the location adjacent to the newly constructed District Distributor Road.
- 4 The proposed signs are located in an area reserved for the LUAS Light Rail Transit Route which is indicated as a specific objective in the Dublin County Development Plan 1993.