

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0339	
1. Location	Greenhills Industrial Estate, Walkinstown, Dublin 12.		
2. Development	2-storey extension to side of industrial unit.		
3. Date of Application	27/05/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Murphy Associates Architects, Address: 15a Bath Avenue, Dublin 4.		
5. Applicant	Name: Vedoneire Ltd., Address: Greenhills Industrial Estate, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 1433  Date 21/07/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	19/08/1998	Written Representations	
9. Appeal Decision	16/03/1999	Grant Permission	
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/0339

**APPEAL** by Vedoneire Limited care of Murphy Associates of 15A Bath Avenue, Dublin against the decision made on the 21st day of July, 1998 by the Council of the County of South Dublin to refuse permission for development comprising a two-storey extension to side of industrial unit at Greenhills Industrial Estate, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to:

- (a) the location of the development site within an established industrial estate relatively close to an extensive residential area,
- (b) the nature and intensity of employment on the site and
- (c) the compatibility of the proposed development with the zoning objective for the area as stated in the current Development Plan, (which objective is considered reasonable),

it is considered that the development of the proposed extension, subject to compliance with the conditions set out in the Second Schedule, would be acceptable in terms of traffic safety and convenience and public health and would be in accordance with the proper planning and development of the area.

RA  
10/3/99

## SECOND SCHEDULE

1. The overall length of the proposed extension shall be reduced through the re-siting of the rear wall of the extension at a distance of 4.3 metres from the north-eastern boundary of the site.

**Reason:** To prevent, in the interest of public health, the construction of a building over the foul and surface water sewers in this area of the site.

2. The sub-division of the extended factory premises into smaller independent units shall not be undertaken without a grant of planning permission.

**Reason:** To facilitate the regulation of the level of activity on the site in the interest of traffic safety and the avoidance of traffic congestion.

3. The upper floor of the proposed extension, with the exception of the boardroom and office, shall be used only for storage in association with the manufacturing activity within the factory premises and shall not be used for any other purpose without a grant of planning permission.

**Reason:** To regulate the extent of the demand for off-site car parking in the interest of traffic safety.

4. The proposed car parking areas as represented on the lodged plans shall be developed and laid out prior to the commencement of the occupation of the proposed extension. The car parking spaces shall be clearly marked and available at all times for use as off-street car parking.

**Reason:** To ensure, in the interest of traffic safety, the availability of the car parking areas at the commencement of the use of the proposed extension and thereafter.

5. The area between the building and the road shall not be used for truck parking or other storage or display purposes but shall be reserved for car parking and landscaping as indicated on the lodged plans.

**Reason:** To ensure that adequate car parking is available on site and in the interest of visual amenity.

6. Details of the water supply and drainage arrangements, including the disposal of surface water, shall be submitted to and agreed with the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development and public health.

RN  
16/3/99

7. Details of the proposed landscaping and boundary treatment of the site shall be submitted to and agreed with the planning authority prior to the commencement of development. These works shall be completed prior to the occupation of the extension.

**Reason:** In the interest of visual amenity.

8. No advertising structure or sign shall be erected on the proposed extension without a grant of planning permission.

**Reason:** In the interest of amenity.

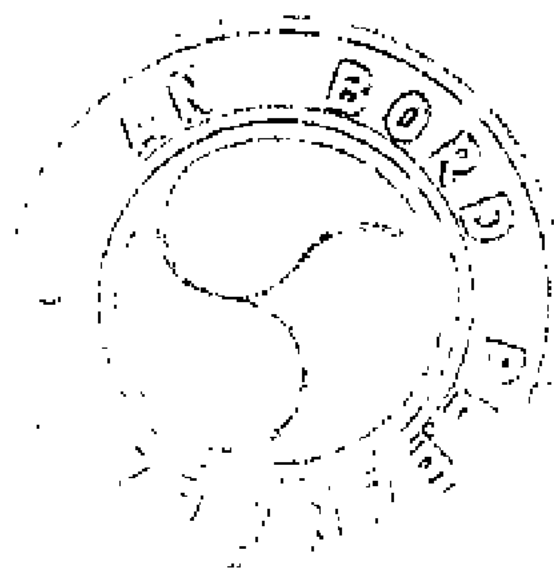
9. The external finishes to the proposed extension shall harmonise in colour and texture with the existing premises.

**Reason:** In the interest of visual amenity.

10. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of public services facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



*Beahtia Nhoce*

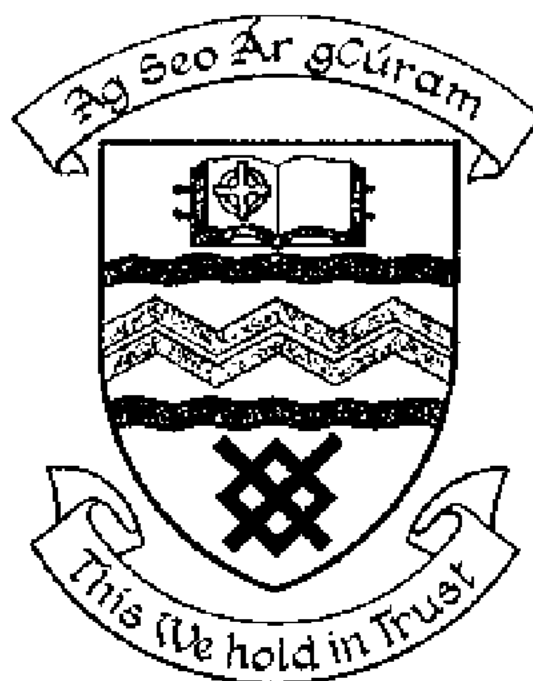
**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this 16<sup>th</sup> day of March 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 1433	Date of Decision 21/07/98
Register Reference S98A/0339	Date 27th May 1998

Applicant Vedoneire Ltd.,  
Development 2-storey extension to side of industrial unit.  
Location Greenhills Industrial Estate, Walkinstown, Dublin 12.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

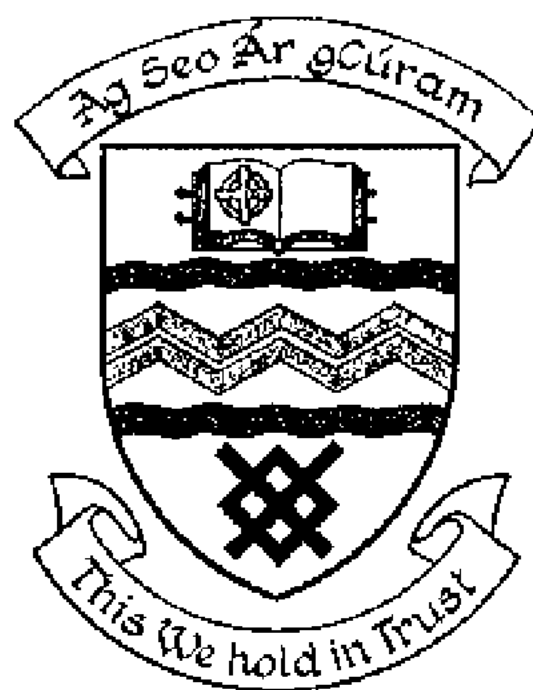
.....  
for SENIOR ADMINISTRATIVE OFFICER 21/07/98

Murphy Associates Architects,  
15a Bath Avenue,  
Dublin 4.

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

REG REF. S98A/0339

Reasons

- 1 The proposed development is seriously deficient in the number of off-street car-parking spaces provided (24 spaces are proposed and the 1993 Dublin County Development Plan requires 48 spaces) and, as such, would be contrary to the proper planning and development of the area and would be likely to cause traffic congestion and constitute a traffic hazard.
- 2 The proposed development would be prejudicial to public health and contrary to the proper planning and development of the area as the applicant proposes to build over a 225mm diameter foul sewer and 225mm diameter surface water sewer with the potential to be taken-in-charge by the local authority.