

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0311	
1. Location	Colemanstown, Rathcoole, Co. Dublin.		
2. Development	Retention of workshop for repairing of plant and machinery and storage of components and parts for same.		
3. Date of Application	19/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Myles Balfe, Address: The Whins, Colemanstown, Rathcoole,		
5. Applicant	Name: Myles Balfe Ltd., Address: The Whins, Colemanstown, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1433 Date 17/07/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	15/08/97	Written Representations	
9. Appeal Decision	15/12/97	Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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 1993

County South Dublin

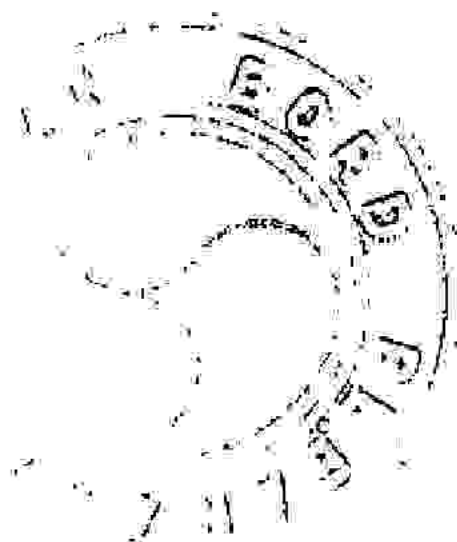
Planning Register Reference Number: S97A/0311

APPEAL by Myles Balfe Limited care of D.McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 17th day of July, 1997 by the Council of the County of South Dublin to refuse permission for development comprising retention of workshop for repairing of plant and machinery and storage of components and parts for same at Colmanstown, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said retention for the reasons set out in the Schedule hereto.

SCHEDULE

1. The development contravenes materially a development objective indicated in the current Dublin County Development Plan to use the land of which the site forms part "to protect and provide for the development of agriculture". This objective is considered reasonable. The development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the increase in turning movements which the development generates on the National Primary Route (N7) and the substandard nature of Colmanstown Lane, the development would adversely affect the use of a National Primary Route (N7) and would endanger public safety by reason of traffic hazard and obstruction of road users.

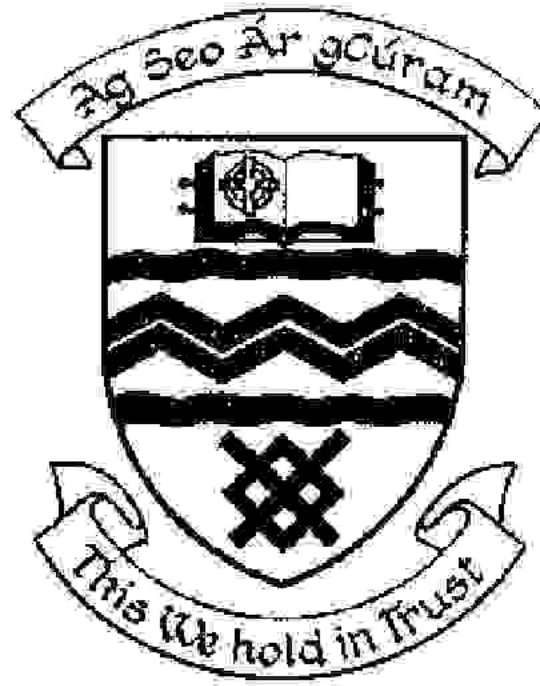


Margaret Byrne

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

Dated this 12th day of December 1997.

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



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

Telefon: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1433	Date of Decision 17/07/97
Register Reference S97A/0311	Date 19th May 1997

Applicant Myles Balfe Ltd.,
Development Retention of workshop for repairing of plant and machinery
and storage of components and parts for same.
Location Colemanstown, Rathcoole, Co. Dublin.

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

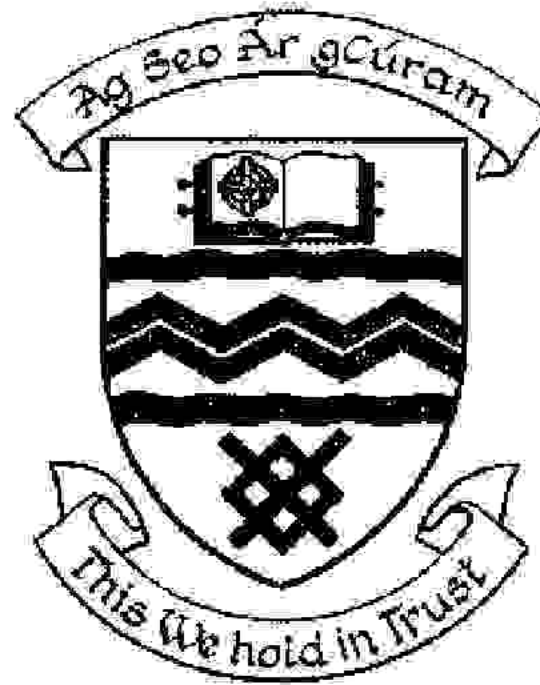
.....
for SENIOR ADMINISTRATIVE OFFICER 17/07/97

Myles Balfe,
The Whins,
Colemanstown,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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Lár an Bhaile, Tamhlacht,
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Reasons

- 1 The development contravenes materially a development objective indicated in the Dublin County Development Plan for the use solely or primarily of particular areas for particular purposes i.e. zoning objective 'B' - To protect and provide for the development of agriculture. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 Having regard to the increase in turning movements which the development generates on the National Primary Route N7 and the substandard nature of Colemanstown Lane, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.
- 3 The development, by itself and by the precedent which the grant of planning permission would set for other relevant developments, would adversely affect the use of a National Primary Route N7.
- 4 The development is contrary to both the policies of South Dublin County Council and the National Roads Authority (N.R.A.) regarding access onto National Routes as set out in Section 2.5.2 of the Dublin County Development Plan 1993 and the statement of the N.R.A. of the 25th July 1994 respectively. The development is therefore contrary to the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
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Fax: 01-462 0104