

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE YA.333
1. LOCATION	Corballis, Tallaght		
2. PROPOSAL	2 industrial units with offices		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 28.2.83	Date Further Particulars (a) Requested 1. 27th April, 1983 4th Jan., 1984 Time ext. up to & incl., 17/7/84 2. (b) Received 1. 11th Nov., 1983 Time ext. up to & incl., 31/10/84 2.
4. SUBMITTED BY	Name Bacon Group Design, Assoc., Address Warwick House, Appian Way, Dublin 6		
5. APPLICANT	Name R. Carmody, Address Ash Leaf House, Crosschapel, Blessington, Co Wicklow		
6. DECISION	O.C.M. No. P/3684/84 Date 26th Oct., 1984	Notified 26th Oct., 1984 Effect To refuse permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 19th Nov., 1984 Type 1st Party	Decision APPEAL WITHDRAWN Effect	
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect	
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

An Bord Pleanála

PL 6/5/6 7962

Secretary,
Dublin Co.-Cl.

~~10/85~~
L. Dunne
12/3

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01) 728011.

Date 7/3/85

Your Ref YA333

Appeal re: Two industrial units with offices at Corballis, Tallaght.

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, has been withdrawn.

Mise, le meas,

a'Rowke

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~: PERMISSION: ~~XXXXXXXXXX~~

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

To R. & P. Carmody, Register Reference No. YA 333
Alfa-Mar, Planning Control No.
77 Broadford Hill, Application Received 28/2/83
Ballinteer, Dublin 16: Add. Inf. Rec. 11-11-83
Applicant R. Carmody: Further Add. Inf. Rec. 5-1-84
Mat. Contra. Notice dated: 24-2-84
Time Ext. up to: 17-7-84
Further Time Ext. up to: 31-10-84.

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/ 3684/84 dated 26th October, 1984: decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~XXXXXXXXXX~~

For Proposed two industrial units with offices at Corballis, Tallaght:

for the following reasons:

1. The site is located in an area zoned "to provide for the further development of agriculture" in the Development Plan. The industrial development proposed in a rural area where no public piped sewerage and only very limited water supply is available and where the existing road network, designed to service rural needs, is inadequate to cater for industrial development of an essentially urban character, would contravene materially the above objective and would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
2. Public piped sewerage facilities are not available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. Proposed development for industrial warehouse purposes with direct access to Blessington Road National Secondary Route would endanger public safety by reason of a traffic hazard because of the generation of heavy vehicular traffic turning movements to and from the site on this heavily trafficked main road.
5. The proposed development, by reason of its scale and character, would seriously injure the amenities of adjacent existing and approved new housing and would thus not be in accordance with the proper planning and development of the area.

(Continued overleaf)

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 26th October, 1984:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty 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.

R. & P. Carmody,
Alfa-Mar,
77 Broadford Hill,
Ballinteer,
Dublin 16:

YA 333

13th July, 1984:

RE: Proposed two industrial units with offices etc., on site at Corballis,
Tallaght for R. Carmody:-----

Dear Sir,

With reference to your planning application received here on 28/2/83; additional information received 11/11/83; further additional information received 5/1/84; Material Contravention Notice dated 24/2/84; time extended up to 17/7/84 (letter for further extension period dated 2nd July, 1984), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963 as amended by Section 39(F) of the Local Government (Planning and Development) Acts, 1976, the period for considering this application within the meaning of Subsection (4A) of Section 26 has been extended up to and including the 31st October, 1984:

Yours faithfully,



for Principal Officer:

YA. 333

18th April, 1984.

R. & P. Carmody,
Alfa-Mar,
77, Broadford Hill,
Ballinteer,
Dublin 16.

Re: Proposed 2 industrial units with offices at Corballis, Tallaght
for R. Carmody.

Dear Sirs,

With reference to your planning application received here on 28/2/'83, additional information received 11/11/'83, further additional information received 5/1/'84, material contravention notice dated 24/2/'84 (letter for extension period received 17/4/'84), in connection with the above, I wish to inform you that:-

In accordance with section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 17/7/'84.

Yours faithfully,


for Principal Officer

YA.333

18th April, 1984.

R. & P. Carnody,
Alfa-Mar,
77, Broadford Hill,
Ballinteer,
Dublin 16.

Re: Proposed 2 industrial units with offices at Corballis, Tallaght
for R. Carnody.

Dear Sirs,

With reference to your planning application received here on 28/2/'83, additional information received 11/11/'83, further additional information received 5/1/'84, material contravention notice dated 24/2/'84 (letter for extension period received 17/4/'84), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 17/7/'84.

Yours faithfully,



for Principal Officer

YA 333

4th January, 1984.

Bacon Group Design Assoc.,
Warwick House,
Appian Way,
Dublin 6.

Re: Proposed 2 industrial units with offices at Corballis,
Talkht for Mr. R. Carmody.

Dear Sirs,

With reference to your planning application received here on 28th February, 1983, additional information received, 11th November, 1983, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following further additional information must be submitted in quadruplicate:-

1. The applicant to clarify by the submission of sufficient details, including pipe sizes/gradients, and related levels, that the proposed for a foul sewer connection to the existing system can drain by gravity.
2. Clarification of the feasibility of providing for a surface water drainage connection to the existing stream to the south of the site. In respect of this proposal the applicant should submit details in respect of pipe sizes, levels and gradients and outfall connection.
3. Clarification that an adequate water supply, in relation to the number of persons now proposed to be employed, can be provided. In this regard, applicant to consult with Sanitary Services Department regarding inadequate capacity of existing watermain before submitting the additional information

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully.



for Principal Officer.

YA.333

27th April, 1983.

Bacon Group Design Assoc.,
Warwick House,
Appian Way,
Dublin, 6.

RE: Proposed 2 industrial units with offices at Corballie,
Tallaght for Mr. R. Carmody.

Dear Sir,

With reference to your planning application received here on the 28th February, 1983 in connection with the above I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982 the following additional information must be submitted in quadruplicate:-

1. The applicant's specific needs for an industrial development of the scale proposed in an area zoned to protect and provide for the development of agriculture in the 1983 Development Plan.
2. Details of the specific uses of each of the proposed units. These details should clearly indicate the areas of each building to be devoted to offices, warehousing/storage, manufacturing or other uses. Areas to be utilised for outside storage should also be indicated including details of the type of materials to be stored.
3. Specific details of any proposed manufacturing/assembly processes proposal including type of materials to be used.
4. An indication of the level and type of commercial traffic likely to be generated by the proposed development.
5. The proposed number of employees both male and female to be employed.
6. Applicant to indicate on plans the location, design and capacity of the septic tank, percolation area and reserve percolation area to show compliance with Council Distance requirements and recommendations. The applicant is also to indicate that the selected percolation and reserve percolation area will consist of adequate and satisfactory soil for the purpose.

Continued/next page....

7. In respect of the applicant's future proposals to connect to a foul sewer located to the north of the site the following is required:

- (1) Evidence of written permission to cross through land not in his ownership in order to connect to the foul sewer to the north.
- (2) Evidence of written permission to connect to this private sewer.


8. In respect of the applicant's surface water drainage proposals details of the levels and size of pipework proposed including details of required piping of existing stream which it is proposed to connect to.

9. Applicant to submit details of watermain layout and proposed water consumption levels.

10. The applicant's proposals for the provision of joint access arrangements with the adjoining premises to the Blessington Road.

N.B. Please mark your reply "Additional Information" and quote the Reference number given on page 1.

Yours faithfully,



for Principal Officer.