

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0045	
1. Location	Blackchurch, Rathcoole, Co. Dublin.		
2. Development	To construct an extension to our transit shed.		
3. Date of Application	01/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/96 2.	1. 29/02/96 2.
4. Submitted by	Name: O'Dowd O'Herlihy Horan, Architects, Address: 3, Bath Place, Blackrock,		
5. Applicant	Name: Johnston Haulage Co. Ltd., Address: Blackchurch, Rathcoole, South county Dublin.		
6. Decision	O.C.M. No. 0732 Date 25/04/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
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: S96A/0045

APPEAL by Johnston Haulage Company Limited care of O'Dowd O'Herlihy Horan, 3 Bath Place, Blackrock, County Dublin against the decision made on the 25th day of April, 1996 by the Council of the County of South Dublin to refuse permission for the erection of an extension to transit shed adjoining existing warehouse buildings on site at Blackchurch, Rathcoole, County Dublin:

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

SCHEDULE

1. Taken in conjunction with existing permitted development on the site since planning permission register reference number 92A/0515 granted permission for the use of the site for warehousing, the proposed transit shed would result in an undesirable expansion of development and intensification of use on a site directly fronting the N7 National Primary Route. The proposed development and the additional traffic movements generated would therefore be contrary to the proper planning and development of the area
2. The proposed development would result in the further encroachment of warehousing/haulage use in an area of the site reserved free from development by way of conditions attached to previous planning permissions. The proposed development would therefore contravene materially condition number 5 attached to planning permission register reference number 93A/0634, conditions numbers 10 and 11 of planning permission register reference number 92A/1457 and condition number 9 of planning permission 92A/0515.
3. The proposed development would endanger public safety by reason of traffic hazard, as the site is located at a point on the N7 where traffic volumes are high where the general speed limit of 60 miles per hour applies and where traffic from the city direction accessing the site and traffic exiting the site for the direction of Naas must undertake hazardous turning movements.

lc

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



Bosca 4122,
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Baile Átha Cliath 24.

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

Decision Order Number 0732	Date of Decision 25/04/96
Register Reference S96A/0045	Date 1st February 1996

Applicant Johnston Haulage Co. Ltd.,
Development To construct an extension to our transit shed.
Location Blackchurch, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/02/96 /29/02/96

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

.....*LB*..... 25/04/96
for SENIOR ADMINISTRATIVE OFFICER

O'Dowd O'Herlihy Horan, Architects,
3, Bath Place,
Blackrock,
Co. Dublin.

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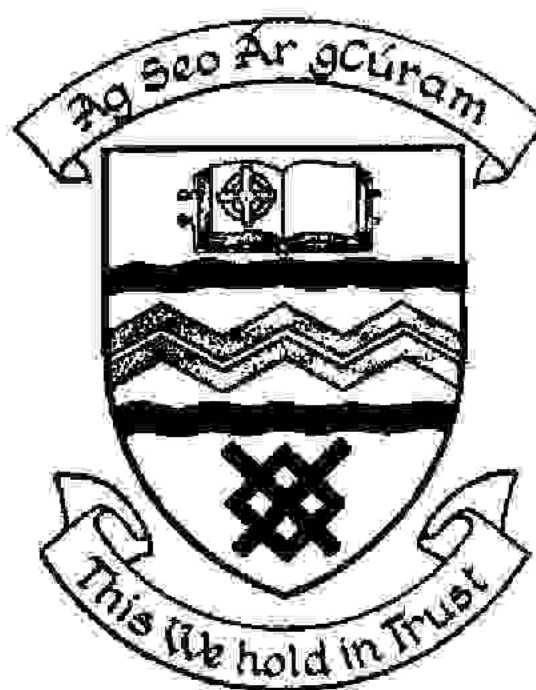
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Reasons

- 1 The site of the proposed development is located in an area for which the County Development Plan zoning objective is 'B', "to protect and provide for the development of agriculture". The proposed development would be seriously at variance with the above zoning objective and policy provisions of the Development Plan with regard to the limitation and control of non-agricultural development in rural areas.
- 2 The proposed development would generate additional turning movements on a high speed section of the national primary (N7) road, thereby endangering public safety by reason of traffic hazard.
- 3 The proposed development would be in conflict with the following policies of the Planning Authority and of the Department of the Environment in that its location on a National Primary Route would reduce the level of service of this road and erode the large public investment therein:-
 - a. Paragraph 2.5.2. (ii) and 2.5.2. (iii) of the Dublin County Development Plan, 1993;
 - b. Paragraph 3.14 and 3.15 of the Department of Environment Policy Document "Development Control, Advice and Guidelines";
 - c. Paragraph 3.5 of the Department of the Environment Policy Document "Policy and Planning Framework for Roads", January, 1983.

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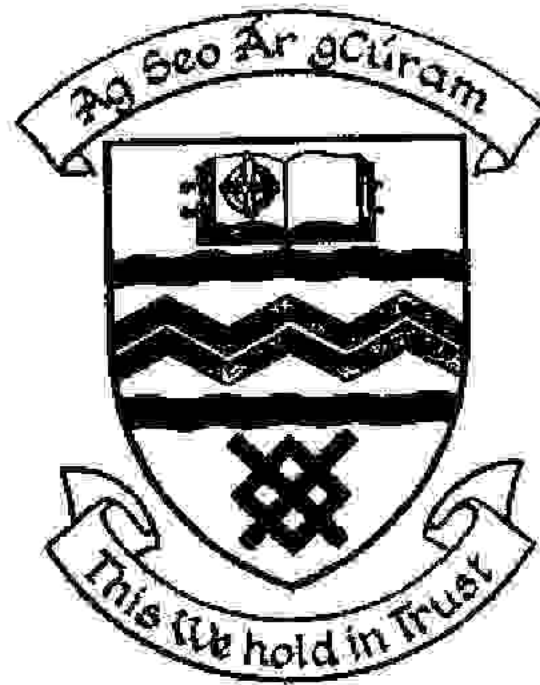
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- 4 The proposed development which provides for further extension of warehouse buildings on part of the site previously approved to be used as a marshalling area would result in a further undesirable intensification of the use of the site, having regard to the existing unauthorised use for open storage and trailer parking areas of parts of the site reserved free from development by conditions of previous permissions.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0333	Date of order 22/02/96
Register Reference S96A/0045	Date 1st February 1996

Applicant Johnston Haulage Co. Ltd.,
Development To construct an extension to our transit shed.
Location Blackchurch, Rathcoole, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 19.02.1996 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)

O'Dowd O'Herlihy Horan, Architects,
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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LB
.....
for Senior Administrative Officer.

23/02/96