

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0044	
1. Location	Raheen, Crooksling, Brittas, Co. Dublin.		
2. Development	Retention of shed for storage and maintenance of equipment and plant.		
3. Date of Application	01/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Crownfield Ltd., Address: Raheen, Crooksling,		
5. Applicant	Name: Crownfield Ltd., Address: Raheen, Crooksling, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 0539 Date 28/03/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	29/04/96	Written Representations	
9. Appeal Decision	28/08/96	Refuse Permission	
10. Material Contravention			
11. Enforcement 0	Compensation 0	Purchase Notice 0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

County South Dublin

Planning Register Reference Number: S96A/44

APPEAL by Crownfield Limited care of Brady Stanley O'Connell Associates of 9 Fitzwilliam Place, Dublin against the decision made on the 28th day of March, 1996 by the Council of the County of South Dublin to refuse a permission for development comprising retention of shed for storage and maintenance of equipment and plant at Raheen, Crooksling, Brittas, 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

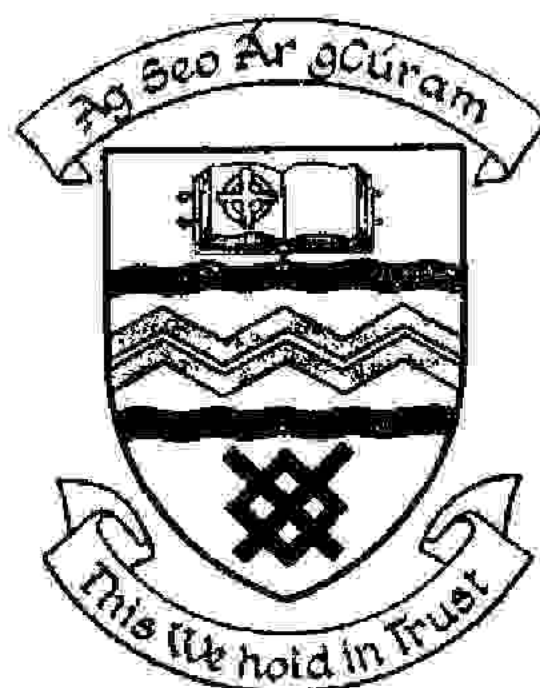
1. The site is located in an area designated as an Area of High Amenity in the current development plan for the area. The proposed retention of the shed for use as a plant and machinery store and for maintenance purposes would contravene materially a development objective indicated in the development plan for the use primarily of the area for amenity and open space purposes. This objective is considered reasonable and the proposed development would, therefore, be contrary to the proper planning and development of the area.
2. Access to the site is located at a bend on a National Secondary Route N81, where there is inadequate sight visibility in both directions. It is considered that the additional traffic turning movements generated by the development on this heavily-trafficked stretch of the National Secondary Road would endanger public safety by reason of traffic hazard.
3. The proposed development would contravene materially the policy of the planning authority to control frontage development on national routes as expressed in section 2.5.2(ii) of the current development plan for the area.



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

Dated this 28th day of August 1996.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0539	Date of Decision 28/03/96
Register Reference S96A/0044	Date 1st February 1996

Applicant Crownfield Ltd.,

Development Retention of shed for storage and maintenance of equipment and plant.

Location Raheen, Crooksling, Brittas, 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 (3) Reasons on the attached Numbered Pages.

signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

28/03/96

Crownfield Ltd.,
Raheen,
Crooksling,
Brittas,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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Reasons

- 1 Having regard to the location of the site in an area zoned "to protect and improve high amenity areas" in the 1993 Dublin County Development Plan and the uses 'permitted in principle' and 'open for consideration' in areas so zoned, the proposed retention of use for storage and maintenance of equipment would contravene materially the provisions of the Development Plan and would be contrary to the proper planning and development of the area.
- 2 The proposed retention would endanger public safety by reason of traffic hazard due to the generation of traffic turning movements on a National Secondary Route (N81).
- 3 The proposed development would be contrary to the proper planning and development of the area being in conflict with:
 - (a) Department of Environment 'Development control Advice and Guidelines', Oct., 1982, paragraphs 3.14, 3.15, 3.16 and 3.19;
 - (b) National Roads Authority policy guidelines;
 - (c) South Dublin county Council policy as set out in paragraphs 2.5.2.(ii) and (iii) of the 1993 Dublin County Development Plan.