

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0370	Date of Decision 28/02/96
Register Reference S96A/0007	Date 2nd January 1996

Applicant T. & K. Dempsey.
Development Demolition and redevelopment of car sales, showroom and workshop.

Location No. 15 Red Cow, Clondalkin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/01/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to clarify how it is proposed to comply with Condition No.'s 1 and No. 3 of the permission granted under Reg. Ref. S94A/425 by An Bord Pleanála Order No. PL 06S.095464 dated 23.06.1995.
In this regard a revised site layout plan is required showing the proposed location of the required dividing wall and railing and vehicular turning area.
- 2 Details are required of the proposed main vehicular access from Monastery Road as required by Condition No. 2 of Reg. Ref. S94A/0425 and of the boundary treatment to the Monastery Road frontage as required by Condition No. 9 of that permission. These should provide for the setting back of the proposed front boundary to the east of the entrance to provide improved vision splays.
- 3 Clarification is required as to which public sewer it is intended to connect as there is no public sewer in close proximity to the site. Full details of the proposed foul sewerage arrangements are required. These should include

Thomas Dempsey,
No. 15 Red Cow,
Clondalkin,
Dublin 22.

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REG REF. S96A/0007

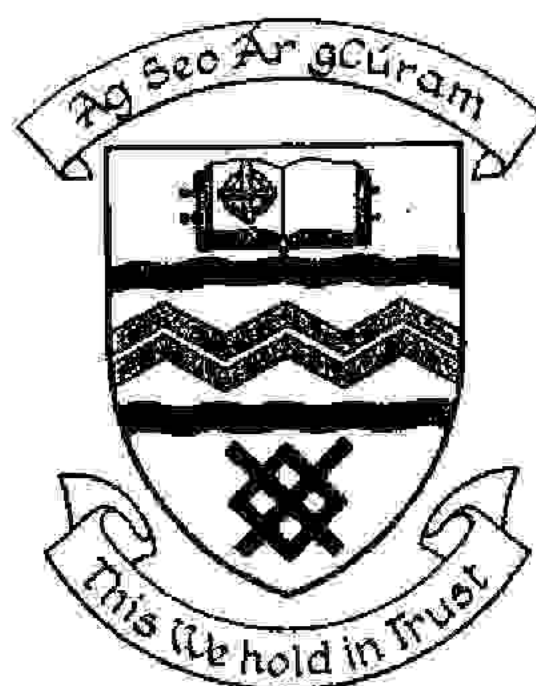
design calculations, details of proposed sewerage package
pumping station, alarm systems, proposed maintenance,
and measures to prevent septic conditions prevailing in the
proposed pipeline.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

28/02/96

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

Decision Order Number 0278	Date of Decision 13/02/97
Register Reference S96A/0007	Date 2nd January 1996

Applicant T. & K. Dempsey.

Development Demolition and redevelopment of car sales, showroom and workshop.

Location No. 15 Red Cow, Clondalkin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/02/96 /17/12/96

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

.....
for SENIOR ADMINISTRATIVE OFFICER

13/02/97

Thomas Dempsey,
No. 15 Red Cow,
Clondalkin,
Dublin 22.

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Reasons

- 1 The proposed development, having regard to the existing levels of usage on the site would represent over-development of the site and would be contrary to the proper planning and development of the area.
- 2 The proposed development by reason of the existing levels of usage on the site would require the storage and parking of additional vehicles both on the site of the industrial units to the north and on the public road to the south. The proposed development would therefore contravene materially a condition attached to an existing permission for development i.e. Condition No. 1 of permission Ref. PL 06S.095464, Planning Authority reference S94A/0425 (Condition No. 6 of PL 06S.093531, Planning Authority Ref. 93A/1208) and would endanger public safety by reason of traffic hazard and obstruction of road users.
- 3 The proposed development would contravene materially a condition attached to an existing permission for development i.e. Condition no. 1 of PL 06S.092068, Planning Authority Ref. 93A/0907.
- 4 The proposed development, in its present form would be prejudicial to public health by reason of unsatisfactory proposals regarding the disposal of foul effluent from the site.

AN BORD PLEANÁLA

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

County South Dublin

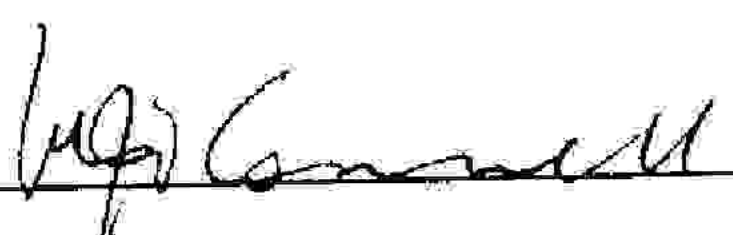
Planning Register Reference Number: S96A/0007

APPEAL by T. and K. Dempsey care of T. J. O'Connor and Associates of Corrig House, Corrig Road, Sandymount, County Dublin against the decision made on the 13th day of February, 1997 by the Council of the County of South Dublin to refuse a permission for development comprising the demolition and redevelopment of Car Sales showroom and workshop at number 15 Red Cow, Clondalkin, 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 proposed development would reduce the parking and turning areas thereby conflicting with the requirements under the terms and conditions of South Dublin County Council grant of permission reference number 93A/1208 on the adjoining site to the north. The proposed floor area and inadequate provision for staff and customer car parking would also generate off-site parking which would endanger public safety by reason of a traffic hazard and obstruction of road users.
2. The proposed development would be premature pending the determination of the alignment of the Tallaght Light Rail Transit line and any alterations to the existing road layout required by the proposed development of this facility or associated bus interchanges and park and ride facilities.


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

Dated this 10th day of September 1997.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0007	
1. Location	No. 15 Red Cow, Clondalkin.		
2. Development	Demolition and redevelopment of car sales, showroom and workshop.		
3. Date of Application	02/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/02/96 2.	1. 17/12/96 2.
4. Submitted by	Name: Thomas Dempsey, Address: No. 15 Red Cow, Clondalkin,		
5. Applicant	Name: T. & K. Dempsey. Address: No. 15 Red Cow, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0278 Date 13/02/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	12/03/97	Written Representations	
9. Appeal Decision	10/09/97	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.	