

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9360	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE PA 1504
1. LOCATION	Grange Road, Rathfarnham 5	
2. PROPOSAL	Light industrial development	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	O.P.	8th Sept. 1978
		Date Further Particulars
		(a) Requested
		(b) Received
		1. 7/11/78
		2. _____
		1. _____
		2. _____
4. SUBMITTED BY	Name Fergal MacGabe Address 33 Fitzwilliam Place, Dublin 2.	
5. APPLICANT	Name Coyle Group Ltd. Address Aras Hygeia, Nuns Island, Galway.	
6. DECISION	O.C.M. No. P/187/79	Notified 22nd January 1979
	Date 19/1/79	Effect no refuse permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified	Decision 30th November 1979
	Type 1st Party	Effect O. Permission refused by An Bord Pleanala
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.		
16.		

Prepared by	Copy issued by.....	Registrar.
Checked by	Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....

PL 6/5/44721

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: R.A. 1504

APPEAL by Coyle Group Limited, care of Fergal MacGabe, 33, Fitzwilliam Place, Dublin 2, against the decision made on the 19th day of January, 1979, by the Council of the County of Dublin deciding to refuse to grant an outline permission for light industrial development on a site at Grange Road, Rathfarnham:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, outline permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would endanger public safety by reason of traffic hazard because it would generate additional industrial and commercial traffic to and from the site and on the existing inadequate road network in the area.
2. It is considered that light industrial development on land in close proximity to an existing residential estate would be contrary to the proper planning and development of the area because it would constitute an incompatible land use in a predominantly residential area which would be injurious to the amenities of the residents of houses in the vicinity.

SEAN O'BRIEN



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

Dated this 30th day of November 1979.

DUBLIN COUNTY COUNCIL

Telephone 712355
Ext.: 143/145

PLANNING DEPARTMENT
46/49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION : ~~PERMISSION~~ : ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To:

Fergal MacCabe Esq.,
33, Fitzwilliam Place,
Dublin, 2.

Register Reference No. **R.A. 1504**
Planning Control No. **9360**
Application Received **8/9/78**
Additional Inf. Recd. **23/11/78**

APPLICANT **Coyle Group Limited.**

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/ **287/79** dated **19th January, 1979** decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For **proposed light industrial development at Grange Road, Rathfarnham.**

for the following reasons:

1. The proposed light industrial development would contravene materially the grant of outline permission, on appeal, by the Parliamentary Secretary to the Minister for Local Government, by order, dated 18/9/70, and would not be in accordance with the proper planning and development of the area.
2. The proposed light industrial development on these lands, in close proximity to the existing Elm Park residential estate, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.
3. The proposed industrial development would endanger public safety by reason of traffic hazard by reason of the unacceptable generation of industrial and commercial vehicular movements to and from the site on to the existing inadequate road network.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date **22nd January, 1979**

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of 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, Holbrook House, Holles Street, Dublin 2 and accompanied by a deposit of £10. 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.

FUTURE PRINT

4527.

7/11.

R.A. 1504

P.C. 9360

7th November, 1978.

Mr. Fergal MacCabe,
33 Fitzwilliam Place,
Dublin 2.

Re: Proposed light industrial development at Grange Road,
Rathgarnham, for Coyle Group Limited.

A Chara,

With reference to your planning application received here on 8th September, 1978, 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 and 1976, the following additional information must be submitted in quadruplicate:-

1. (a) The corrected locations of the Council's proposed Road Improvement Reservation lines on the lands proposed for development in accordance with the attached R.P.S. 909.
- (b) Specific provision for a separation distance of not less than 100-ft. for any structure in relation to the boundaries of the adjoining residential development at the east boundary.
- (c) Specific information with regard to the disposal of surface water, together with the applicants' proposals for piping or culverting the existing stream course at the east boundary.
- (d) An indication of the specific light industrial uses proposed and the feasibility of providing car parking to the Development Plan standards on this restricted site.
- (e) Provision for adequate building separation from the existing foul sewer traversing the site.
- (f) Specific provision for access to the adjoining lands at the south-east corner of the lands now proposed for development.

N.B. The applicant should mark his reply "Additional Information" and quote the Register Reference Number given above.

Miss 10 mess,



for Principal Officer.