

COMHAIRLE CHONTAE ÁTHA CLIATH

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| File Reference P.C. 13921 | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER | | REGISTER REFERENCE M.2790 S |
| 1. LOCATION | Ballymount Cross, Clondalkin, Co. Dublin. | | |
| 2. PROPOSAL | Development of site for warehouse and light industrial use. | | |
| 3. TYPE & DATE OF APPLICATION | TYPE P. | Date Received 26th October, 1977 | Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2. |
| 4. SUBMITTED BY | Name Brian Wain and Associates, Architects, Address Maryborough Lodge, Douglas, Co. Cork. | | |
| 5. APPLICANT | Name South of Ireland Asphalt Co. Limited, Address Ballymount Cross, Clondalkin, Co. Dublin. | | |
| 6. DECISION | O.C.M. No. P/4527/77 Date 21/12/77 | | Notified 22nd December, 1977 Effect Permission Refused |
| 7. GRANT | O.C.M. No. Date | | Notified Effect |
| 8. APPEAL | Notified Type | | Decision 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. | | | |
| 16. | | | |
| Prepared by | | Copy issued byRegistrar. | |
| Checked by | | Date | |
| Grid Ref. | O.S. Sheet | Co. Accts. Receipt No. | |

DUBLIN COUNTY COUNCIL

TELEPHONE: 742951 (EXT. 143 and 145)

**Planning Department,
46-49 Dame Street,
Dublin 2.**

**NOTIFICATION OF A DECISION REFUSING:
~~OUTLINE PERMISSION:~~ PERMISSION: ~~APPROVAL:~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.**

To:
..... **Brian Wain & Assoc.,**
..... **Architects,**
..... **Maryborough Lodge,**
..... **Douglas,**
..... **Cork.**

Register Reference No: **N.2790**

Planning Control No: **13921**

Application received **26/10/77**

APPLICANT:..... **South of Ireland Asphalt Co. Ltd.**

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order **P/4527/77** dated **21/12/77** refuse:

~~OUTLINE PERMISSION;~~ PERMISSION; ~~APPROVAL.~~

for **Proposed development on site for warehouse and light industrial use at Ballymount Cross, Clondalkin, Co. Dublin.**

for the following reasons:

1. The proposed development is not in conformity with the Roads Department requirements for industrial estate development and would not be in accordance with the proper planning and development of the area.
2. The proposed structures are undesirably located in close proximity to the existing Dublin Corporation 30" diameter water main traversing the site and would not be in accordance with the proper planning and development of the area.
3. The plans submitted do not provide specific information with regard to the proportion of manufacturing, warehouse and office uses together with the related off-street parking proposed for their use.

Note: In connection with any future revised application the requirements of the Roads Department and the Corporation Waterworks Department are listed below:-

- a) No through route is to be included in the layout.
- b) All buildings should be set back 25-ft from the roads within the development.
- c) The layout should include no roadside car parking within the estate.
- d) The road reservation and existing road lines are to be clearly identified on the drawings.
- e) Internal roads intended to carry heavy traffic should measure 30-ft in width otherwise roads should be 24-ft in width.
- f) Access to the development should measure 30-ft in width kerb radii should measure 35-ft. Vision splays should be shown both in relation to the existing road line and the road improvements line.

Corporation Waterworks Department:

1. No structure to be erected within 30-ft of the watermain.
2. Existing cover on the watermain to be maintained i.e. neither increased or decreased unless the Corporation gives written permission to do so.

Cont/..

Signed on behalf of the Dublin County Council: **E. J. O'Connell**
for Senior Administrative Officer

Date: **22nd December 1977**

NOTE: An appeal against the decision may be made to the Minister 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 the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

- 3) Before construction work is undertaken the line of the watermain must be established on the ground by the Waterworks Department and the Developer be held responsible for any subsequent drainage.
- 4) It is important that the Bitumen Sheathing to the pipe is protected from rusting. No machinery should be used to excavate in close proximity to the watermain. Where excavating must be done adjoining the main it should be done by hand and every care taken not to damage the watermain.

The applicant must agree these requirements with Dublin Corporation Waterworks Department and County Council's Roads Department before re-submitting.



for, Senior Administrative Officer.