

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference  P.C. 15901/9915	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963  <b>PLANNING REGISTER</b>	REGISTER REFERENCE  M. 2163												
1. LOCATION	Knockmeenagh Road, Clondalkin													
2. PROPOSAL	Light Industrial Unit													
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">Date Further Particulars (b) Received</th> </tr> <tr> <td style="text-align: center;">P.</td> <td style="text-align: center;">15th August, '77</td> <td>1. ....</td> <td>1. ....</td> </tr> <tr> <td></td> <td></td> <td>2. ....</td> <td>2. ....</td> </tr> </table>		TYPE	Date Received	(a) Requested	Date Further Particulars (b) Received	P.	15th August, '77	1. ....	1. ....			2. ....	2. ....
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P.	15th August, '77	1. ....	1. ....											
		2. ....	2. ....											
4. SUBMITTED BY	Name        Burke and O'Dea, Architets, Address     40 Fitzwilliam Place, Dublin 2.													
5. APPLICANT	Name        Dalkin Investments Ltd., Address     Floraville Estate, Monastery Road, Clondalkin													
6. DECISION	O.C.M. No. P/3214/77 Date        6/9/77	Notified    7th September, 1977 Effect       Permission Refused												
7. GRANT	O.C.M. No. Date	Notified Effect												
8. APPEAL	Notified    28/9/77 Type        1st Party	Decision    8th September 1978 Effect       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.
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Grid Ref.	O.S. Sheet
	Co. Accts. Receipt No.....

PL 6/5/40157

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: M. 2163

APPEAL by Dalkin Investments Limited, of Floraville Estate, Monastery Road, Clondalkin, County Dublin, against the decision made on the 6th day of September, 1977, by The Council of the County of Dublin deciding to refuse to grant a permission for the erection of a light industrial unit on a site at Knockmeenagh Road, Clondalkin:

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

SCHEDULE

It is considered that industrial development on this site would represent an incompatible land use in a predominantly residential area and would be seriously injurious to the amenities of residential properties in the vicinity. The major portion of the site is zoned in the Development Plan with the objective to preserve open space amenity. This objective is considered reasonable and the proposed development would be in conflict with it.

SEÁN O'BRIEN

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



Dated this 8<sup>th</sup> day of September 1978

**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: **M/S Burke and O'Dea,**  
**Architects,**  
**40, Fitzwilliam Place, Dublin 2.**

Register Reference No: **M.2163**  
Planning Control No: **15901/9912**  
Application received **15/8/77**

APPLICANT: **Dalkin Investments Limited.**

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/3214/77** dated **6/9/77** refuse:

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

for **Light industrial unit at Knockmeenagh Road, Clondalkin, Co. Dublin.**

for the following reasons:

1. Industrial development of a floor area of 50,000 sq. ft. on lands zoned primarily for open space amenity, in the Development Plan would be in conflict with the Council's policy as expressed in the Development Plan and contrary to the proper planning and development of the area.
2. The proposed development specifically excludes a road which might provide vehicular access to these lands. Accordingly, there is no satisfactory means of vehicular access to the site and the site as shown in red on the location map attached with application is effectively land-locked. Even if the development was compatible with the Council's zoning objectives, the Planning Authority could not grant a permission for development which did not incorporate a satisfactory road layout together with connection to existing county road system.
3. There is no public foul sewer available to serve the proposed development due to lack of pipe capacity.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. Industrial development on the scale proposed would be seriously injurious to the amenities of the adjoining residential properties.
6. The proposed development represents piecemeal development in that it does not take cognisance of the adjoining undeveloped lands in the vicinity of the site.
7. Even if the development were otherwise acceptable the proposed development by deliberately excluding the widening and improvement of a section of Knockmeenagh Road and Monastery Road would contravene a condition 4 imposed by the Parliamentary Secretary to the Minister for Local Government dated 15/3/76, in respect of development of these lands.

Signed on behalf of the Dublin County Council: *MLK*  
for Senior Administrative Officer

Date: **7th September, 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.