

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 5658	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1852
1. LOCATION	J. F. Kennedy Park, J. F. Kennedy Industrial Estate		
2. PROPOSAL	General warehouse		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 14th July, 1977	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Dorothy King, Architect, Address Cashionstown, Dunboyne, Co. Meath.		
5. APPLICANT	Name Bluebell Investments, Address 98, St. Stephens Green, Dublin, 2.		
6. DECISION	O.C.M. No. Date	P/3261/77 9/9/77	Notified 9th September, 1977 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type	7/10/77 1st Party	Decision 31st August 1978 Effect Permission granted by An Bord Pleanála
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 6/5/40234

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: M.1852

APPEAL by Bluebell Investments Limited, of 98, St Stephen's Green, Dublin, against the decision made on the 9th day of September, 1977, by the Council of the County of Dublin deciding to refuse to grant permission for the erection of a warehouse at J. F. Kennedy Park, J. F. Kennedy Industrial Estate, Bluebell, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said warehouse in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule are complied with, it is considered that the proposed development would accord generally with the proper planning and development of the area.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
1. Prior to the commencement of work on the erection of the new building the revised access and parking arrangements shown on drawing number 75/58/4, submitted at the oral	1. The implementation of these arrangements is considered necessary to ensure the provision of adequate parking facilities to serve adjoining properties.

/contd.,.....

SECOND SCHEDULE (contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>hearing of the appeal, for the area between and around the two buildings shown as being occupied by Camac Transport Limited shall be implemented in full. Details of paving and boundary alterations involved in complying with this requirement shall be as agreed between the developers and the planning authority or, failing agreement, shall be as determined by An Bord Pleanála.</p> <p>2.</p> <p>(a) The proposed access driveway along the side of the warehouse shall be relocated so as to adjoin the Tibbet and Britten property.</p> <p>(b) The proposed yard to the rear of the site shall be reserved for the parking, loading and unloading of trucks and trailers.</p> <p>(c) The length of the proposed building shall be reduced to the front by one bay (20 Feet) and the resulting additional open space area shall be used to provide a landscaped area, planted with trees and shrubs, adjoining the front boundary of the site.</p> <p>3. Prior to the commencement of work on the erection of the new building, the following details shall be agreed between the developers and the planning authority or, failing agreement, shall be as determined by An Bord Pleanála:-</p> <p>(a) A site layout revised to comply with the requirements of (a) and (c) of condition 2 above;</p> <p>(b) Detailed proposals to comply with the requirements of (c) of said condition 2, and</p> <p>(c) Details of the external finishes of the proposed building, of the proposed treatment of boundaries and of proposed paving.</p>	<p>2.</p> <p>(a) To facilitate access to and from the proposed yard behind the building.</p> <p>(b) To ensure adequate parking provision for trucks and trailers.</p> <p>(c) In the interest of visual amenity.</p> <p>3. To ensure that these details will be to an acceptable standard.</p>

SEAN O'BRIEN

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

Dated this 31st day of August 1978.

L. S.

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: **D. King,**
Cushinstown,
Dunboyne, Co. Meath.

Register Reference No. **M.1852**
Planning Control No. **5658/7648**
Application received **14/7/77**

APPLICANT: **Bluebell Investments.**

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/3261/77** dated **9th September 1977** refuse:

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

for **warehouse at J. F. Kennedy Park, J. F. Kennedy Industrial Estate.**

for the following reasons:

1. The proposed development would contravene materially a condition attached to an existing permission, i.e. Condition No. 5 of Order No. P/2036/76 (Reg. Ref. K. 1026) dated 2/7/76. Condition No. 5 required the site of the proposed development to be reserved for the parking of articulated trucks and trailers associated with the existing business enterprises on the site.
2. J.J. Smith & Co., Dublin Limited obtained permission for alterations to and reduction in the length of J. F. Kennedy Park by Order No. P/2036/76 dated 2/7/76 (Reg. K.1026). The revisions were required on behalf of Camac Transport, and the site of the current proposed development was shown as part of the site being occupied by Camac Transport and was intended to be used for the parking of their trucks. To permit warehouse development on this site could result in excessive on-street truck parking in the area.
3. The site is being used for the parking of trailers at the present time. Notwithstanding this the road itself is being used extensively for the parking of trailers. No evidence has been submitted to indicate where all these trailers would be parked if further warehouse development were permitted as proposed.

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

Date: **9th 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.