

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 2427/3296	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1702
1. LOCATION	Foxand Geese, Naas Road, Co. Dublin.		
2. PROPOSAL	Light industrial development.		
3. TYPE & DATE OF APPLICATION	TYPE O.P.	Date Received 30th June, 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name McCarthy and Partners, Address Balgriffin House, Balgriffin, Raheny, Dublin, 5.		
5. APPLICANT	Name Industrial Properties Limited, Address Gardiner House, Ballsbridge, Dublin, 4.		
6. DECISION	O.C.M. No. P/3041/77A Date 25/8/77		Notified 26th August, 1977 Effect Outline 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 by.....Registrar.	
Checked by		Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

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

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

To: McCarthy & Partners,

Balgriffin House,

Balgriffin, Raheny, Dublin 5.

M. 1702

Register Reference No:.....

2427/3296

Planning Control No:.....

30/6/77.

Application received,.....

Industrial Properties Ltd.

APPLICANT:.....

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 dated 25/8/77, ~~XXXXXXX~~ decide to ~~XXXXXXX~~ ~~XXXXXXX~~

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

proposed light industrial development at Fox and Geese, Naas Road,
for

- for. The following reasons are inaccurate in that they do not show the existing Naas Road dual-carriageway and its effect on their site. In addition the proposed development does not provide for the future proposed widening of the Naas Road.
1. The lodged plans are inaccurate in that they show a major future road traversing their site and they show the width of this road to be 25-ft. Such road is totally inadequate.
 2. The proposed development is premature as the Action Plan for the area has not been finalized and the road pattern has not been firmly established. The site is likely to be affected both by widening proposals for the Naas Road and a new North-South road of width up to 150-ft. traversing the site.
 3. The lodged plans do not show vehicular access to the proposed development. In this regard the Planning Authority will not permit vehicular access to the Naas Road. The lands will have to be served by the new road network to the north. The development is premature until such time as the new road network is available to the applicants' land.
 4. The applicants state that sewerage facilities are available to the site and are adequate. This is not correct in that there is no foul sewer or suitable surface water sewer adjoining the site. (The applicant would have to clarify how he might be in a position to connect to the existing systems and would have to submit details of industrial effluent).
 5. The proposed structures have inadequate building lines setback from existing and proposed roads.
 6. The proposed site coverage appears excessive and it is unlikely that off-street carparking in accordance with the requirements of the Development Plan could be provided.
 7. There is a 24" watermain under construction through the site. The applicant has not indicated this watermain on the lodged plans. There is a reservation of

Contd. Over/

Signed on behalf of the Dublin County Council:

26th August, 1977.

Date:.....

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.

8. (contd.)

30-ft. on either side of this watermain in which must be kept free from development.

9. The proposed development would endanger public safety by reason of traffic hazard due to the generation of heavy vehicle traffic turning movements on this heavily trafficked Naas Road.

Signed on behalf of the Dublin County Council:

Date: 26th August, 1977.