

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13167	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1466
1. LOCATION	Buck a m Hounds, Clondalkin, Co. Dublin.		
2. PROPOSAL	Industrial estate of 22 units		
3. TYPE & DATE OF APPLICATION	TYPE O.P.	Date Received 10.6.77	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name W.D.C. White, Esq., Architect, Address 8, Grove Park Avenue, Ballymun, Dublin, 11.		
5. APPLICANT	Name Joseph Farrell, Esq., Address 19, Ashdale Road, Terenure, Dublin, 6.		
6. DECISION	O.C.M. No. P/2664/77 Date 4/8/77		Notified 4th August, 1977 Effect Outline Permission Refused
7. GRANT	O.C.M. No. .... Date .....		Notified ..... Effect .....
8. APPEAL	Notified 2/9/77 Type 1st Party		Decision 18th January, 1978 Effect Outline Permission Refused 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. ....	

DUBLIN COUNTY COUNCIL

PHONE: 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: .....  
.....W. D. C. White.....  
.....8, Grove Park Avenue.....  
.....Ballymun, Dublin, 11......

Register Reference No. M.1466.

Planning Control No. 13167

Application received 10/8/77

APPLICANT: Joseph Ferrell.

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/2664/77 dated 10/8/77 decide to refuse:

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

for Proposed industrial estate at "Buck & Hounds", Clondelkin,

for the following reasons:

1. It is an objective of the Planning Authority as expressed in the Development Plan that the area in which this site is located be reserved "to provide for the further development of agriculture". Industrial development as proposed would be incompatible with this zoning objective and would militate against the preservation of the rural environment.
2. There is no public water supply available to serve the proposed development.
3. There is no public foul sewer available to serve the proposed development.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of water supply and sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional turning movements, a large number of which would be heavy vehicles onto a substandard road and opposite an existing hotel entrance. The situation is even more hazardous because of the increased turning movements involving heavy vehicles that would be generated on the New Dual Carriageway.
6. Width of total access to site is 30-ft. This width is completely inadequate to provide a 46-ft., Bye-law standard road. In view of the narrowness of access the eight lines available would be totally inadequate.
7. Even if the development were compatible on zoning and other grounds the internal layout is unsatisfactory for the following reasons:-  
(a) Available off-street car parking facilities and loading and unloading is completely inadequate and does not conform to the requirements of the ~~Development~~ Development Plan.  
(b) The 20-ft. building line proposed is totally inadequate. The normal standard for industrial estates requires a 50-ft. building line.

Signed on behalf of the Dublin County Council: adh

Date: 4th August, 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.

PL 6/5/39933

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1978

County Dublin

Planning Register Reference Number: M.1468

APPEAL by Joseph Farrell of 19 Ashdale Road, Terenure, Dublin 1, against the decision made on the 4th day of August 1977, by the Council of the County of Dublin deciding to refuse an outline permission for the erection of an industrial estate on a site at "Buck & Hounds", Clondalkin, County Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1978, outline permission is hereby refused for the erection of the said industrial estate for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would be in conflict with the objective of the Dublin County Council as stated in the development plan for the area. This objective which is considered reasonable is that the land should be reserved for the further development of agriculture.
2. There are no public sewerage facilities available to serve the proposed development and none are contemplated.

M. J. McFADDEN

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

Dated this day of 18<sup>th</sup> January, 1978.

L. S.