

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.16876	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1095
1. LOCATION	Knockmeenagh Road, Clondalkin		
2. PROPOSAL	Light industrial unit		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 4th May, 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Burke & O'Dea, Architects Address 40 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name Walsh Holdings Incorporated Ltd. Address Kingswood, Brownsbarn, Clondalkin, Co. Dublin.		
6. DECISION	O.C.M. No. P/2268/77 Date 1/7/77		Notified 1st July, 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 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:~~
~~XXXXXXXXXXXXXXXXXXXX~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: Burke & O'Donoghue
40, Fitzwilliam Place,
Dublin, 2.

Register Reference No.: M.1095.

Planning Control No.: 16876

Application received 4/5/77

APPLICANT: Walsh Holdings Incorporated 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/2268/77 dated 1st July, 1977 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~ ~~OUTLINE PERMISSION:~~ PERMISSION: ~~APPROVAL~~
~~XXXXXXXXXXXXXXXXXXXX~~

for Proposed light industrial unit at Knockmeenagh Road, Clondalkin,

for the following reasons:

1. The proposed development would be seriously injurious to the amenities of the adjoining residents and future residents in the area.
2. There are no public piped foul sewer available to serve the proposed development due to lack of pipe capacity.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The applicant refers to a grant of outline permission by the Minister (Reg. F. 2210). This outline permission granted by the Minister restricted the use of the structures to warehousing only and restricted the area of the site to 3-acre 1-rood and 20-perches. The current application proposes light industrial development on a site area of 2.15-acres and as such is incompatible with the Minister's grant of outline permission.
5. The area of the site of the proposed development is stated to be 2.15-acres on application form, 3.15-acres in covering letter whereas the area outlined in blue on lodged plans would appear to be in excess of these two areas and it includes Knockmeenagh Road and widening thereto, and also includes a new road between Knockmeenagh Road and Monastery Road. It is not clear whether or not the applicant intends improving Knockmeenagh Road and constructing the new road to Monastery Road as part of this development or it is merely indicating possible future road improvements.
6. If the development ^{proposes} the above mentioned road works then the Planning Authority is of the opinion that development of the size proposed would create serious traffic congestion on the heavily trafficked Monastery Road, and the generation of additional traffic turning movements on the extremely substandard Monastery Road would endanger public safety by virtue of a traffic hazard.

Continued overleaf:

Signed on behalf of the Dublin County Council: CEAB

Date: 1st July, 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.

- application*
7. If the development proposed the use of Knockmeenagh Road to the west of the site then the Planning Authority are of the opinion that light industrial development on these lands would be seriously injurious to the amenities of the residents of Knockmeenagh Road to the west and likely to endanger public safety by reason of a traffic hazard.
8. Some of the statements made in the applicants covering letter does not appear compatible in that it appears to deal with two Ministerial grants of outline permission and as a result the Planning Authority is uncertain as to applicants intentions.

CAB

for Senior Administrative Officer.