

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.16236	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2985								
1. LOCATION	Site at Kennelsfort Road, Coldcut, Palmerstown										
2. PROPOSAL	Shopping development consisting of 27 shop units and 6 retail stores										
3. TYPE & DATE OF APPLICATION	TYPE P..	Date Received 15th Dec. 1976	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1.</td> <td>1.</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.
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(a) Requested	(b) Received										
1.	1.										
2.	2.										
4. SUBMITTED BY	Name Rohan Industrial Estates Ltd. Address 6 Mount Street Crescent, Dublin 2.										
5. APPLICANT	Name Rohan Industrial Estates Ltd. Address 6 Mount Street Crescent, Dublin 2.										
6. DECISION	O.C.M. No. P/464/77 Date 14/2/77		Notified 14th February, 1977 Effect Permission Refused								
7. GRANT	O.C.M. No. Date		Notified Effect								
8. APPEAL	Notified 10/3/77 Type 1st Party		Decision 14th April, 1979 Effect 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

Checked by

Grid Ref.

O.S. Sheet

Copy issued byRegistrar.

Date

Co. Accts. Receipt No.....

PL 6/5/38272

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: K. 2985

*pc 16236.
W.R.P.*

APPEAL by Rohan Industrial Estates Limited of 6, Mount Street Crescent Dublin, against the decision made on the 14th day of February, 1977, by the Council of the County of Dublin deciding to refuse to grant a permission for shopping development on a site at Kennelsfort Road, Coldcut, Palmerstown:

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

SCHEDULE

1. It is not considered that a reasonable case has been made for the provision of large-scale shopping facilities on this site by reference to a hypothetical catchment area. Such development could be seriously prejudicial to the implementation of the planning authority's proposals for the development of a new town centre to the west, in the new urban unit of Ronanstown.
2. Commercial development of the scale proposed would attract a significant additional number of vehicles on to the inadequate road system in the area and would tend to create serious traffic congestion and endanger public safety by reason of traffic hazard.

JOAN LANEHAN

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

Dated this *14th* day of *April* 1978.



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:~~
~~PERMISSION: APPROVAL:~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: R.I.E. Ltd.,

Register Reference No: K.2985

6, Mount Street Crescent,
Dublin 2.

Planning Control No: 16236

Application received: 15/12/76

APPLICANT: R.I.E. 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/464/77, dated 14th February, 1977, decide to refuse:

~~XXXXXX PERMISSION;~~ PERMISSION; ~~XXXXXX APPROVAL.~~

for proposed shopping development consisting of 27 shop units and 6
retail stores at site at Kennelsfort Road, Coldcut, Palmerstown,
for the following reasons:

1. The proposed development, which is of a commercial nature is situated in an area which is zoned "R" in the County Development Plan - "to preserve open space amenity". The proposed development, therefore, is contrary to the proper planning and development of the area and would militate against the preservation of open space amenity.
2. The proposed large-scale commercial development would prejudice the effective and successful development of the Town Centre which is planned for the nearby new urban unit at Ronanstown and would create demands for roads and services in excess of those envisaged in the Action Plans for the development of the Lucan-Clondalkin-Palmerstown area.
3. There are no public piped water or sewerage facilities available to serve the proposed development.
4. 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.
5. The proposed development would generate considerable traffic movements to and from an inadequate road and would, therefore, endanger public safety by reason of traffic hazard.
6. The proposed development is premature because the road layout for the area has not been approved by the Planning Authority or by the Minister on appeal. Before any type of development could take place on this site the realignment of Kennelsfort Road and Ballyfermot Road would have to be completed and the existing road network in the area would in its present condition be severely overburdened by a development of the size envisaged.

Signed on behalf of the Dublin County Council: MK

Date: 14th February, 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.