

## COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference P.C.11171/16648	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE K.1974
1. LOCATION	St. Brigids/Brideswell Commons, New Road, Newlands Cross, Clondalkin		
2. PROPOSAL	Office development - Scheme 2		
3. TYPE & DATE OF APPLICATION	TYPE D.P.	Date Received 9th Aug. 1976	Date Further Particulars
			(a) Requested 1. .... 2. ....
4. SUBMITTED BY	Name David J. Hunt		
	Address Viewmount, Enniskerry, Co. Wicklow.		
5. APPLICANT	Name McGoff Holdings Ltd.		
	Address Woodlands, Naas, Co. Kildare.		
6. DECISION	O.C.M. No.	P/3329/76	Notified 8th October, 1976
	Date	7/10/76	Effect Outline Permission Refused
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	10/11/76	Decision 30th January, 1978
	Type	1st Party	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

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:

...David Hunt Esq.,  
Architect,  
Viewmount,  
Enniskerry,  
Co. Wicklow.

Register Reference No: K1974...

Planning Control No: 1171/16648

Application received 9/8/76.....

APPLICANT: McGoff Holdings 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 1329/76 dated 7th October 1976 decide to refuse:

~~OUTLINE PERMISSION~~ *Outline* PERMISSION; ~~APPROVAL~~

for proposed office development (Scheme 2) at St. Brigid's/Bridgeswell Commons, New Road, Clondalkin, Co. Dublin.  
for the following reasons:

1. It is an objective of the Planning Authority as expressed in the Development Plan that the area in which the site is located be developed "to preserve and improve residential amenity". The proposed office development would be incompatible with this use zoning provision of the Development Plan and militate against the preservation of residential amenity.
2. The proposed development is premature as the Action Plan for this area has not been completed and final road patterns have not been firmly established. It is likely that the site may be affected seriously by major road proposal in the area.
3. The proposed means of access is unacceptable. The access to zone 'A' from the Naas Road is unacceptable because an office development on the scale proposed would generate such a volume of traffic that it would tend to create serious traffic congestion. The proposed access to zone 'B' is too narrow to provide adequate kerb radii and vision splays and would endanger public safety by reason of traffic hazard.
4. It is contrary to the policy of the Planning Authority to permit new vehicular access points onto the Dublin Naas Dual-carriageway.
5. There is no public foul sewer available to serve the proposed development, due to lack of pipe capacity. The existing Clondalkin sewerage system would not be able to cater satisfactorily with the effluent from such a large development.

Continued overleaf/

Signed on behalf of the Dublin County Council: *MK*

Date 8th October 1976.....

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. 6/5/36880

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: K. 1974

APPEAL by McGoff Holdings Limited, of Woodlands, Naas, County Kildare, against the decision made on the 7th day of October, 1978, by the Council of the County of Dublin deciding to refuse an outline permission for office and residential development (Scheme 2) on a site at St. Brigid's/Brideswell Commons, New Road, Clondalkin, County Dublin;

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

SCHEDULE

1. The proposed office development would be located on the fringe of the Clondalkin/Lucan new urban unit, relatively remote from any area zoned for such development within the unit. It is considered that such sporadically-located development would be contrary to the proper planning and development of the area because it would inhibit the provision of properly planned commercial facilities in the new town centre.
2. The site is likely to be seriously affected by major new road works in the area and the proposed development does not provide for the reservation of land expected to be required for such works.
3. The proposed development would endanger public safety by reason of traffic hazard due to the inadequacy of the existing roads to accommodate the additional turning movements generated without causing excessive interference with and disruption of traffic flow.

BRENDAN O'DONOGHUE

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

Dated this 30<sup>th</sup> day of January 1978.

