

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13425	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K 795
1. LOCATION	Johnstown Townland, Palmerstown, Co. Dublin.		
2. PROPOSAL	Shopping and office development		
3. TYPE & DATE OF APPLICATION	TYPE OP.	Date Received 9th April, 1976	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Kiaran O'Malley, Esq., Address 35, Fitzwilliam Place, Dublin, 2.		
5. APPLICANT	Name Johnstown Holdings Limited, Address 46, Upper Mount Street, Dublin, 2.		
6. DECISION	O.C.M. No. P/1678/76 Date 2/6/76		Notified 3rd June, 1976 Effect Outline Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 2/7/76 Type 1st Party		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 byRegistrar.	
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:
.....Kieran O'Malley, Esq.,.....
.....33, Fitzwilliam Place,.....
.....Dublin 2.....

Register Reference No.: K.795

Planning Control No.: 13425

Application received: 9/4/76

APPLICANT: ~~Johnstown Holdings Limited~~

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/1679/76 dated 2nd June, 1976, decide to refuse:

~~OUTLINE PERMISSION; PERMISSION; APPROVAL;~~

for ~~Proposed shopping and office development at Johnstown Townland, Palmerstown, Co. Dublin.~~

for the following reasons:

1. The site is located in an area zoned in the Development Plan "to provide for residential development". The proposed development of 9 acres of land for shopping and office development would be incompatible with the zoning provisions of the Development Plan.
2. Development to the scale proposed would attract a significant additional number of vehicles to the inadequate road system in the area and would tend to create traffic congestion and endanger public safety by reason of traffic hazard.
3. The proposed development is premature because a road layout for the area has not been approved by the Planning Authority or by the Minister for Local Government. The Planning Authority is considering a road realignment of Kennelsfort Road which might result in Kennelsfort Road in the vicinity of this site becoming a relatively minor road.
4. The proposed development is considered premature because an action plan for the area has not yet been finalized.
5. The proposed development would be premature by reference to the existing deficiency in the provision of public sewerage facilities in the area and the period within which such deficiency may reasonably be expected to be made good.

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

Date: 3rd June, 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.

FL 6/5/35135

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: K.795

PC 1342
NRP

APPEAL BY Johnstown Holdings Limited of 46, Upper Mount Street, Dublin, against the decision made on the 2nd day of June, 1976, by the Council of the County of Dublin deciding to refuse to grant an outline permission for shopping and office development at Johnstown, Palmerstown:

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

SCHEDULE

1. The site is located in an area zoned in the Dublin County Development Plan for residential development and the proposed development of nine acres of land for shopping and office development would be in conflict with this zoning, which is considered reasonable and in the interests of the proper planning and development of the area.
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.
3. 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.

JOHN LEEHAN



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

Dated this 14th day of April 1976