

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.15901	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		5		REGISTER REFERENCE H.1598
1. LOCATION	Knockmeenagh Road, Clondalkin.				
2. PROPOSAL	Industrial development of lands				
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars		
			(a) Requested		(b) Received
			1.	1.	
			2.	2.	
4. SUBMITTED BY	Name Burke O'Dea, Architects Address 40 Fitzwilliam Place, Dublin 2.				
5. APPLICANT	Name Dalkin Investments Ltd. Address Floraville Estate, Monastery Road, Clondalkin				
6. DECISION	O.C.M. No.	B/2742/75	Notified	15/9/75	
	Date	11/9/75	Effect	Permission Refused	
7. GRANT	O.C.M. No.		Notified		
	Date		Effect		
8. APPEAL	Notified	30/9/75	Decision	15 th MARCH 1976 19th March, 1975 <i>29/4/76</i>	
	Type	1st Party	Effect	Permission Granted	
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	Notice of Revocation served on the 11th May, 1976.		Appeal Lodged on 2nd June, 76 against Revocation		
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: Burke & O'Dea,
Architects,
40, Fitzwilliam Place,
Dublin 2.

Register Reference No. H.1598.

Planning Control No. 15901/

9915

Application received 18/7/75.

APPLICANT: Dalkin Investments 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/2742/75, dated 11th September, 1975, decide to refuse:

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

for proposed industrial development of lands at Knockmeenagh Road, Clondalkin,

for the following reasons:

1. Industrial development of a floor area of 152,000-sq.ft. on lands zoned primarily for open space amenity in the Development Plan would be in conflict with the Council's policy as expressed in the Development Plan and contrary to the proper planning and development of the area.
2. The proposed development specifically excludes a road which might provide vehicular access to these lands. Accordingly, there is no satisfactory means of vehicular access to the site and the site as shown in red on site map attached with application is effectively land-locked. Even if the development was compatible with the Council's zoning objectives, the Planning Authority could not grant a permission for development which did not incorporate a satisfactory road layout together with connection to existing county road system.
3. There is no public foul sewer available to serve the proposed development due to lack of pipe capacity.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. Proposed off-street carparking facilities are completely inadequate in relation to the scale of development proposed and does not conform to the off-street carparking requirements of the Development Plan.
6. Industrial development on the scale proposed would be seriously injurious to the amenities of the adjoining residential properties.

Signed on behalf of the Dublin County Council: M. Keating

Contd. Over/

Date: 15th September, 1975.

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.

7. The proposed development represents piecemeal development in that it does not take cognisance of the adjoining undeveloped lands in the vicinity of the site.
8. The surface water drain is not connected into its proper catchment area system. The system into which it is connected is deficient in capacity.

Signed on behalf of the Dublin County Council M. Keat

15th September, 1975.

PL. 6/5/32423

DUBLIN COUNTY COUNCIL

29 APR 1976

PLANNING
REFERRED

TO

ROJIN RIALAIS ATTUILL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

County Dublin

Planning Register Reference Number: H.1598

APPEAL by Dalkin Investments Limited of Floraville Estate, Monastery Road, Clondalkin, against the decision made on the 11th day of September, 1975, by the Council of the County of Dublin deciding to refuse a permission for light industrial development on a site at Knockmeenagh Road, Clondalkin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, it is hereby decided to grant permission for the said light industrial development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The total floor area of the proposed light industrial building shall not exceed 80,000 square feet. It shall be located in the southeastern corner of the site and no part of the structure shall be within 160 feet of a house.	1 and 2. To limit the impact of the development on adjacent residential properties.
2. Before work is commenced on the erection of the light industrial building revised detailed plans, including sections and elevations, to comply with condition Number 1, shall be submitted to the planning authority and shall have been agreed with that authority or in default of agreement shall have been agreed with the Minister for Local Government and the building shall be erected in accordance with such revised plans.	
3. The developers shall pay a sum of money to the Dublin County Council as a contribution towards expenditure incurred or that may be incurred on the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by the said Minister.	3. It is considered reasonable that the developers should contribute towards the cost of providing such services.

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