

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 3689	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G.2743
1. LOCATION	Monastery Road, Clondalkin, Co. Dublin.		
2. PROPOSAL	Industrial building, including warehouse, workshop and offices.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 23/12/74.	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name Robert Creedon and Associates, Architects, Address 30, Dartmouth Square, Dublin, 6.		
5. APPLICANT	Name Hibernia Trust Limited, Address C/o 11, Newmarket Street, Dublin, 8.		
6. DECISION	O.C.M. No. P/493/75 Date 21/2/75		Notified 21/2/75 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 6th March, 1975 Type 1st Party		Decision 19th May, 1976 Effect Minister Refused Permission
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: Robert Creedon & Associates,  
Architects, 30 Dartmouth Square,  
Dublin 6.

Register Reference No: G..2743.

Planning Control No: 3689

Application received 23.12.74

APPLICANT: Hibernian Trust 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/493/75 dated 21 February, 1975 decide to refuse:

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

for Proposed Industrial building, including warehouse, workshop and offices  
at Monastery Road, Clondalkin.

for the following reasons:

- (1) The area in which the site is located is zoned in the Development Plan "to provide for residential development". The proposed development would be incompatible with the use zoning provisions of the Development Plan and militate against the preservation of residential character and amenity of the area.
- (2) The proposed development would be premature because the road layout for the area has not been approved of by the Planning Authority or by the Minister on appeal.
- (3) There is no public piped foul sewer available to serve the proposed development.
- (4) The proposed development would be premature by reason of 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 proposal to run a foul sewer from Ballymount Cottages along the Naas Road, <sup>and across the Naas Road</sup> is unacceptable at this stage in the light of possible road proposals, involving grade separations and the difficulty in determining final road levels in the area.
- (6) The proposed off-street carpark in the side garden of the existing bungalow is unacceptable in its location and is inadequate to serve such a large development as proposed.

Signed on behalf of the Dublin County Council:

Date: 21 February, 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.