

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 14194/3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G.2095								
1. LOCATION	Fairview Commons, 5, St. Johns Road, Clondalkin, Dublin										
2. PROPOSAL	Commercial and residential development, including a Public House.										
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<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.										
	O.P.	18th Sept., 1974									
4. SUBMITTED BY	Name A. S. Tomkins, Architect, Address 308, Clontarf Road, Dublin, 3.										
5. APPLICANT	Name Crossspan Developments Limited, Address 44, Belvedere Place, Dublin.										
6. DECISION	O.C.M. No. p/3703/74 Date 14/11/74		Notified 15/11/74 Effect Outline Permission Refused								
7. GRANT	O.C.M. No. Date		Notified Effect								
8. APPEAL	Notified Type		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

Checked by

Copy issued byRegistrar.

Date

Co. Accts. Receipt No.

Grid Ref.

O.S. Sheet

DUBLIN COUNTY COUNCIL

Planning Department,
46-49 Dame Street,
Dublin 2.

TELEPHONE: 42951 (EXT. 131)

NOTIFICATION OF A DECISION TO REFUSE: OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~ LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

Register Reference No: G.2095

To: A. S. Tomkins.
308, Clontarf Road,
Dublin 3.

Planning Control No: 14194/3853

Application received 18th Sept,
1974.

APPLICANT: Crossan Developments 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/3703/74 dated 14th November, 1974. decide to refuse:

OUTLINE PERMISSION; ~~XX PERMISSION XX~~ ~~XX APPROVAL XX~~

for Proposed residential ~~and~~ commercial development at Fairview Commons,
5, St. Johns Road, Clondalkin.
for the following reasons:

1. The proposed development is considered premature for the following reasons:
 - a. The Action Plan for this area has not yet been completed. Until the Action Plan is finalized no decision can be made as to the suitability of this site for residential and commercial development as proposed.
 - b. The proposed development is considered piecemeal development and could prejudice the proper planning and development of the entire area.
 - c. A road layout for the area has not been approved of by the Council or by the Minister. The reservation shown for the Fonthill-Newlands Road on the 1/2500 lodged plans does not conform with requirements of the latest proposal for this road.
 - d. The location of the vehicular access to these lands has not yet been finalized. It is desirable that these lands be co-ordinated with adjoining lands with a suitable access to the new road. This cannot be determined pending finalization of the Action Plan.
 - e. The proposed public house represents sporadic, unrelated development and does not take cognisance of the proper planning and development of the area. Due to its location it would also induce kerb side car parking on a secondary distributor and traffic turning movements because of the deviousness of proposed access and would thereby constitute a serious traffic hazard.
 - f. There is no public water supply available to serve the proposed development.
 - g. There is no public foul sewer available to serve the proposed development.
2. Proper ~~off~~ street car parking does not appear to conform to the requirements of the Development Plan.

Signed on behalf of the Dublin County Council: *Mary Keating*

Date: 15th November, 1974.

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.