

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1980.	
1. LOCATION		Chadwicks Ltd., Greenhills Road, Walkinstown.			
2. PROPOSAL		Additional Warehousing.			
3. TYPE & DATE OF APPLICATION		TYPE	Date Received	Date Further Particulars	
				(a) Requested	(b) Received
		P	22/10/1982.	1.	1.
				2.	2.
4. SUBMITTED BY		Name Mallagh Luce & Partners. Address 2, Clonskeagh Road, D.6.			
5. APPLICANT		Name Chadwicks Ltd. Address Dublin Industrial Estate, Finglas Rd., Glasnevin.			
6. DECISION		O.C.M. No. PA/3145/82 Date 20th Dec., 1982		Notified 20th Dec., 1982 Effect To refuse permission,	
7. GRANT		O.C.M. No. Date		Notified Effect	
8. APPEAL		Notified 7th Feb., 1983 Type 1st Party,		Decision Permission granted by An Bord Pleanála Effect 14th Aug., 1984	
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.					
Prepared by		Copy issued by Registrar.			
Checked by		Date			
		Co. Accts. Receipt No			

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: X.A. 1980

APPEAL by Chadwicks Limited of Dublin Industrial Estate, Finglas Road, Glasnevin, Dublin, against the decision made on the 20th day of December, 1982, by the Council of the County of Dublin to refuse permission for warehousing development on a site at Greenhills Road, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said warehousing development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are complied with, it is not considered that the proposed development would be seriously injurious to the amenities of adjoining properties or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
1. The proposed warehouse to the south-west of the existing building on the site (i.e. proposed warehouse Z) shall be omitted.	1. To protect the amenities of adjoining residential properties.
2. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.	2. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
3. The warehouse (i.e. proposed warehouse Y) the erection of which is permitted by this order shall be relocated so as to give a minimum clearance of 10 feet from the boundary wall south-east of the site.	3. To protect the amenities of adjoining residential properties.
4. On-site parking to serve the development shall be provided in accordance with the requirements of the planning authority.	4. In the interests of traffic safety.
5. Windows shall not be provided in the elevation of the warehouse opposite to adjoining residential properties.	5. To avoid overlooking of such properties.

John Hagen

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

Dated this *12th* day of *August* 1984.

DUBLIN COUNTY COUNCIL

Phone 724755
Ext.: 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~DECLINE OF PERMISSION~~ : PERMISSION : ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, ~~1963-1982~~ 1963-1982.

To;

Mallagh Luce & Pts.,

Register Reference No. XA 1980

2 Clonskeagh Road,

Planning Control No. 8339

Dublin 6.

Application Received 22/10/82

Additional Inf. Recd.

Chadwicks Ltd.

APPLICANT

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ A/3145/82 dated 20/12/82 decide to refuse:

~~DECLINE OF PERMISSION~~ X

PERMISSION

~~APPROVAL~~

For Proposed additional warehousing at Greenhills Road, Walkinstown.

for the following reasons:

1. The proposed development in close proximity to adjoining residential properties would contravene materially grant of permission made by the Minister for Local Government by Order No. PL6/5/25155, dated 26/11/73, Reg. Ref. F 1744, for a general warehouse/store/offices and canteen on this site.
2. The proposed development has not provided adequate separation distance ~~xxx~~ between houses located adjacent to the southern and western boundaries of the site. The proposals, therefore, as indicated in this application would seriously affect the amenities of adjoining residential properties and would not be in ~~xxxxxxx~~ the interests of the proper planning and development of the area.
3. The proposal for a significant intensification of use on this site would lead to an undesirable increase in commercial vehicular ~~x~~ turning movements to and from the existing substandard Greenhills Road and would endanger public safety by reason of a traffic hazard.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 20th December, 1982...

An appeal against the decision may be made to An Bord Pleanala 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 An Bord Pleanala, Irish Life Centre, Dublin 1, and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

FUTURE PRINT