

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1488.	
1. LOCATION	Mooreenaruggan/ Ashfield, Newlands, Clondalkin. S			
2. PROPOSAL	Industrial warehouse and office development on c.21.5 acres.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
			1. 1st Oct., 1982.	1. 12th Oct., 1982.
	P/A	4th Aug. 1982.	2.	2.
4. SUBMITTED BY	Name Thomas C. Skehan, Architect. Address 4, Knock-na-Cree Road, Dalkey.			
5. APPLICANT	Name Pine Valley Developments Ltd. Address 43/45 Northumberland Rd., D.4.			
6. DECISION	O.C.M. No. PA/3058/82		Notified 10th Dec., 1982	
	Date 10th Dec., 1982		Effect To refuse approval,	
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified		Decision	
	Type		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.				
Prepared by		Copy issued by Registrar.		
Checked by		Date		
		Co. Accts. Receipt No		

NOTIFICATION OF A DECISION TO REFUSE:

~~XXXXXXXXXXXXXXXXXXXX~~ ~~OUTLINE PERMISSION~~ : ~~PERMISSION~~ : APPROVALLOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, ~~1976~~ 1963-1982.To:
T. C. Skehan

Knockacree Road,

Dalkey,

Co. Dublin.

Register Reference No. XA 1488

Planning Control No. 5701

Application Received. 4/8/82

Additional Inf. Recd. 12/10/82

APPLICANT Pine Valley Developments Ltd.

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/3058/82 dated 10th December, 1982. decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~
~~OUTLINE PERMISSION~~~~XXXXXXXXXXXX~~
~~PERMISSION~~

APPROVAL

For..... Proposed industrial warehouse and office development on c. 21.5 acres at

Moreenaruggan, Ashfield, Newlands, Clondalkin.

for the following reasons:

1. This application is expressed as being for approval consequent on the outline permission granted by the Minister for Local Government on the 10th March, 1977, (Reg. K 924). In the decision of the Supreme Court in the State (Pine Valley Development Limited) V Dublin County Council (judgement delivered 5th February, 1982) the Court held that the purported outline permission on which this application for approval is based was not a valid permission.
2. Public piped sewerage facilities are not available to serve the proposal.
3. The proposed private sewage treatment plant is not acceptable to the County Council as there is not sufficient dilutions in the Ballymount Stream under minimum flow conditions and maximum effluent discharge to assimilate a 20/30 effluent (which is the best envisaged by the plant suppliers) and still remain a clean stream within the requirements of established standards for streams receiving sewage effluent. No information has been provided with regard to the applicant's proposals to dispose of any sludge generated in the operation of the sewage treatment plant.
4. The proposed surface water & outfall system and culvert are not acceptable to the County Council in view of the restricted capacity of the existing Ballymount Road surface water system to cater for extra run-off from the lands now proposed for development. The line of the proposed culvert is not shown on the plans submitted. Details of inlet and outlet structures together with necessary manholes and manhole details have not been submitted. The plans submitted do not provide any indication of the applicants proposals for the stream treatment down stream of the lands to be developed and no design data for the proposed culvert has been submitted.

Cont.....

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date..... 10th 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

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext.: 262/264

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

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, ~~1963-1976~~ 1963-1982.

To;
T. C. Skehan

Knockacree Road,

Dalkey,

Co. Dublin.

Register Reference No. XA 1488

Planning Control No. 5701

Application Received 4/8/82

Additional Inf. Recd. 12/10/82

APPLICANT Pine Valley Developments Ltd.

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/3058/82 dated 10th December, 1982. decide to refuse:

~~OUTLINE PERMISSION~~

~~PERMISSION~~

APPROVAL

For Proposed industrial warehouse and office development on c. 21.5 acres at

Moreenaruggan, Ashfield, Newlands, Clondalkin.

for the following reasons:

1. This application is expressed as being for approval consequent on the outline permission granted by the Minister for Local Government on the 10th March, 1977, (Reg. K 924). In the decision of the Supreme Court in the State (Pine Valley Development Limited) V Dublin County Council (judgement delivered 5th February, 1982) the Court held that the purported outline permission on which this application for approval is based was not a valid permission.
2. Public piped sewerage facilities are not available to serve the proposal.
3. The proposed private sewage treatment plant is not acceptable to the County Council as there is not sufficient dilutions in the Ballymount Stream under minimum flow conditions and maximum effluent discharge to assimilate a 20/30 effluent (which is the best envisaged by the plant suppliers) and still remain a clean stream within the requirements of established standards for streams receiving sewage effluent. No information has been provided with regard to the applicant's proposals to dispose of any sludge generated in the operation of the sewage treatment plant.
4. The proposed surface water & outfall system and culvert are not acceptable to the County Council in view of the restricted capacity of the existing Ballymount Road surface water system to cater for extra run-off from the lands now proposed for development. The line of the proposed culvert is not shown on the plans submitted. Details of inlet and outlet structures together with necessary manholes and manhole details have not been submitted. The plans submitted do not provide any indication of the applicants proposals for the stream treatment down stream of the lands to be developed and no design data for the proposed culvert has been submitted.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 10th 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

Reg. Ref. No. XA 1488.

5. The proposed direct access to the Naas Road dual carriageway would endanger public safety by reason of traffic hazard because the additional traffic movements generated onto the Naas Road (the volume of traffic ~~on which~~ has almost doubled between 4/7/75 and 25/4/80) would interfere with the safety and free flow of traffic on this increasingly heavily trafficked National Primary Route N7.

JS

XA.1488

1st October, 1982.

Mr. Thomas C. Skehan, Arch.,
4, Knock-na-Cree Road,
Dalkey,
Co. Dublin.

Re: P.C. No. 5701: Proposed industrial warehouse and office
development on c.21.5 acres at Mooreenaruggan, Ashfield,
Newlands, Clondalkin for D. Healy.

Dear Sir,

With reference to your planning application received here on 4/8/'82 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982 the following additional information must be submitted in quadruplicate:-

1. Further information is required which should provide for:-
 - a) full details of the proposed sewage treatment plant including capacity, standard of treatment and outfall systems.
 - b) full details of the applicants proposed culverting works to the existing stream courses at the southern boundary of the site.
 - c) the scale of uses and activities associated with the industrial units proposed, including the anticipated number of persons to be employed and the expected water demand.
 - d) The applicants specific proposals for providing off-street car parking to the Development Plan standards. In relation to the scale of development and the uses proposed.
 - e) details of the anticipated vehicular movements to and from the site onto the existing road network.

Please mark your reply "Additional information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer