

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1633
1. LOCATION	Junction of Naas Road, and Turnpike Road, Clondalkin, Dublin 22.		
2. PROPOSAL	Retail warehouse use		
3. TYPE & DATE OF APPLICATION	TYPE O.P.	Date Received 26 November 1986	Date Further Particulars (a) Requested (b) Received
			<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 22 Jan '87 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name McNally & Duffy, Design Partnership Address 5 Duncairn Terrace, Bray, Co. Wicklow.		
5. APPLICANT	Name Mr. T. Ryan Address c/o Conollan Murrough, Solicitors, 41 Main Street, Rathfarnham, Dublin 14.		
6. DECISION	O.C.M. No P/1880/87		Notified 4th June, 1987
	Date 4th June, 1987		Effect To refuse O. Permission.
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 13/7/87 An Bord Pleanála		Decision O. Permission granted by An Bord Pleanála
	Type 1st Party.		Effect 1/12/87
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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 86A/1633

APPEAL by T. Ryan care of Mel McNally and John Duffy of 5 Duncairn Terrace, Bray, County Wicklow against the decision made on the 4th day of June 1987, by the Council of the County of Dublin to refuse an outline permission for development comprising retail warehouse use at the junction of Naas Road and Turnpike Road, Clondalkin, Dublin.

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 outline permission for warehouse use at the said location in accordance with plans and particulars lodged with the said Council, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that use of the site and the proposed structure for warehousing only would accord with the zoning objective for the area as set out in the Dublin County Development Plan, 1983, and would be consistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The site and the proposed structure shall be used for warehousing only and shall not be used for the carrying on of any trade or business which includes a retailing content.

Reason: To comply with the zoning objective for the area which is considered reasonable, and in the interest of orderly development.

Contd./....

SECOND SCHEDULE (CONTD.)

2. The detailed plans and particulars to be submitted to the planning authority for approval shall include, inter alia,
- (a) details of drainage (including disposal of surface water) and water supply arrangements to serve the proposed development,
 - (b) details of external finishes of the proposed warehouse structure,
 - (c) details of landscaping and boundary treatment proposals for the site.

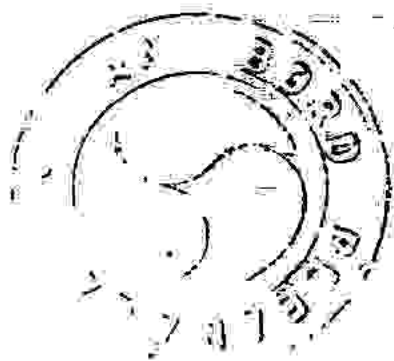
Reason: In the interest of orderly development and visual amenity.



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

Dated this 1st day of December

1987.



DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To McNally & Duffy, Register Reference No. 86A/1633
5, Duncairn Terrace, Planning Control No.
Bray, Application Received 26/11/86
Co. Wicklow. Additional Information Received 6/4/87
Applicant Mr. T. Ryan

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/1880/87, dated 4/6/87, decided to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~PERMISSION~~

For Proposed retail warehouse use, at The Junction of Naas Road and Turnpike
Road, Clondalkin, Dublin 22.
for the following reasons:

1. The site is located within an area zoned "to provide for industrial and related uses" in the Development Plan. The development proposed which envisages a large retail sales content direct to the public, would contravene materially the above objective and would not be in accordance with the proper planning and development of the area.
2. The proposed development which envisages a large retail sales content located adjoining Robinhood Road and the proposed Red Cow Interchange on the Western Parkway Roads adjoining the Naas Road Dual Carriageway would be likely to generate large volumes of vehicular turning movements onto the inadequate existing adjoining road network, and would thus endanger public safety by reason of a traffic hazard.
3. The plans submitted do not provide for adequate and satisfactory information with regard to the provision of water supply and drainage services.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 4th June, 1987.

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

McNally & Duffy,
5 Duncairn Terrace,
Bray,
Co. Wicklow.

86A-1633

22nd January, 1987.

Re: Proposed retail warehouse use, at The Junction of Naas Road
and Turnpike Road, Clondalkin, Dublin 22 for Mr. T. Ryan.

Dear Sirs,

With reference to your planning application, received here on 26th November, 1986, 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, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit details of the proposed scale of activities together with the specific type of goods to be handled.
2. An indication of the number of employees (male and female) to be employed on the premises is to be submitted.
3. Applicant to submit specific details of the hours of business activities, the days involved and clarification of Saturday or Sunday working operations.

4. Applicant to submit details of the specific floor areas relating to warehousing, storage, office, showroom and retail uses.
5. Applicant to submit details of the car parking areas relating to the proposed uses to Development Plan standards together with clearly defined inlet, exits and vehicular circulation.
6. Details of the proposed water supply, including anticipated consumption per day, together with the applicants proposals for providing foul and surface water drainage, to be submitted.

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

Yours faithfully,

for Principal Officer.