

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1022
1. LOCATION	Backweston, Lucan, Co. Dublin.		
2. PROPOSAL	Renovations to existing warehouse and office extension		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	15 July 1986	1. 11th Sept., 1986 2. 30th Oct., 1986
4. SUBMITTED BY	Name	Hannigan Whyte and Associates	
	Address	Main Street Leixlip	
5. APPLICANT	Name	John Tracey	
	Address	International Education Services, Captains Hill, Leixlip.	
6. DECISION	O.C.M. No.	P/4626/86	Notified 11th Dec., 1986
	Date	11th Dec., 1986	Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	21st Jan., 1987	Decision Permission granted by An Bord Pleanala
	Type	1st Party	Effect 14/4/87
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

Date

Co. Accts. Receipt No

Registrar.

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AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/1022

APPEAL by John Tracey, care of Hannigan, Whyte and Associates, of Main Street, Leixlip, County Kildare, against the decision made on the 11th day of December 1986, by the Council of the County of Dublin to refuse permission for development comprising renovations and office extension to warehouse at Backweston, Lucan, County 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 development in accordance with the said plans and particulars, 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the long established use of the premises as a factory and/or warehouse and to the specific local arrangements for the disposal of effluents generated in the premises, it is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not significantly increase traffic volumes in the area or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The use of the extended premises shall be confined to use as a repository for dry goods only. No retail sales shall be carried on in the premises. No change of use of the premises shall be carried out without a prior grant of planning permission having been obtained from the planning authority or from An Bord Pleanála on appeal.

Reason: To limit the intensity of use of the premises in the interests of traffic safety, public health and the proper planning and development of the area.

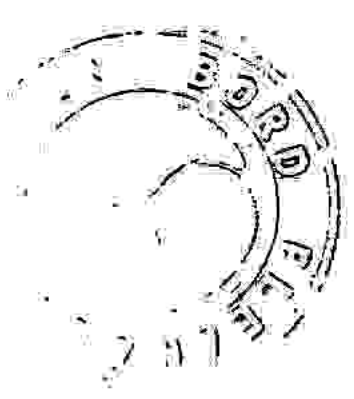
SECOND SCHEDULE (CONTD.)

2. The disposal of surface water from the proposed development shall comply in all respects with the requirements of the planning authority.

Reason: In the interest of public health.

3. The walls of the warehouse shall be finished in plaster and the roofing materials shall be blue/black in colour.

Reason: In the interests of visual amenity.



John Stanger

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

Dated this 14th day of April. 1987.

DUBLIN COUNTY COUNCIL

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

Tel 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

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

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

To Hannigan Whyte & Assocs. Register Reference No. 86A-1022
Main Street, Planning Control No.
Leixlip, Application Received 15/7/86
Co. Kildare, Additional Information Received 30/10/86
Applicant John Tracey Esq.

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/ 4626/86 dated 11/12/86 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~XXXXXXX~~

For renovations and office extension to warehouse at Backweston, Lucan

for the following reasons:

1. The site of the proposed development is located in an area zoned 'B' in the Development Plan - "to protect and provide for the development of agriculture". The intensification of development as proposed would be contrary to this zoning objective as it would involve the recommencement of a warehousing use and ancillary office accommodation in an existing substandard shed, the floor area of which it is proposed to extend considerably.
2. The proposed development is unacceptable in that access is proposed off a substandard laneway which is 3 metres in width and which is served by a substandard junction with Cooldrinagh Road where there are inadequate sight lines. The proposed development would create additional traffic turning movements on this road thereby endangering public safety by reason of a traffic hazard. The existing laneway is already accommodating a greater volume of traffic than its dimensions and alignment would warrant, and further development along the laneway would lead to demands to upgrade the laneway.
3. There are no public piped sewerage facilities available to serve the proposed development. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 11th December, 1986.

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.

86A/1022

Hannigan Whyte & Assocs.,
Arche. & Planning Consultants,
Main St.,
Leixlip,
Co. Kildare.

11.9.86

RE/ Renovations and Office extension to warehouse at Backweston, Lucan
for John Tracey Esq.

Dear Sirs,

With reference to your planning application, received here on 15.7.86 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. The Planning Authority has no record of any approved commercial warehouse use on the site of the current proposal. Moreover, the existing building proposed to be renovated would appear to be an outbuilding, annexe, or old shed of single storey type construction, and currently unused for any purpose. The applicant is requested to clarify the position regarding the nature of the existing use of the building (if any) and the approval received for such use (if any). In this regard, details of the proposed use(s) of this building; details of the relationship of this building to the adjoining building to the rear, are required to be submitted.
2. The applicant indicates that it is proposed to connect to an existing public sewer. The Planning Authority has no record of any such public sewer in this area. Clarification of this matter is required.

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

Yours faithfully,


for Principal Officer.