

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.986.
1. LOCATION	Whitehall, Garranstown, Clondalkin S		
2. PROPOSAL	Office development.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 21. May, 1982.	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Keenan, FitzGerald & Associates. Address 4, Herbert Place, D.2.		
5. APPLICANT	Name John McDonnell. Address Ballymount House, Garranstown, Clondalkin.		
6. DECISION	O.C.M. No. PA/1827/82	Date 20th July, 1982	Notified 20th July, 1982 Effect To refuse permission,
7. GRANT	O.C.M. No.	Date	Notified Effect
8. APPEAL	Notified 31st Aug., 1982	Type 1st Party,	Decision Permission refused by An Bord Pleanala Effect 19th July, 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 PLEANALA

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

County Dublin

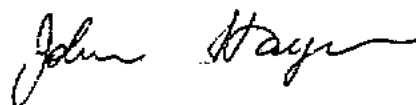
Planning Register Reference Number: X.A. 986

APPEAL by John McDonnell, of Ballymount House, Clondalkin, County Dublin, against the decision made on the 20th day of July, 1982, by the Council of the County of Dublin to refuse permission for office development at Whitehall, Garranstown, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said office development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area zoned to protect and provide for the development of agriculture and to protect and improve high amenity areas in the Dublin County Development Plan. The main purpose of the planning authority's zoning policy for the area is to secure that there will be an open green belt between the new towns of Tallaght and Clondalkin. This policy is considered reasonable and the proposed development would be in conflict with it.
2. The proposed development would be premature by reason of the existing deficiency in the provision of piped sewerage facilities in the area and the period within which such deficiency may reasonably be expected to be made good.
3. The proposed development would be premature pending the completion of the major road network in this area.
4. The proposed development would be contrary to the proper planning and development of the area because its implementation would severely inhibit the establishment / viability of the planned office area in Tallaght Town Centre as designated in the County Development Plan. The Board considers the provisions of the plan reasonable in this case.



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

Dated this 19th day of July

1984.

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

To;

..... Keenan, Fitzgerald & Assocs., Register Reference No. **XA.986**
..... 4, Herbert Place, Planning Control No.
..... Dublin 2. Application Received **21/5/'82**
..... Additional Inf. Recd.
APPLICANT **Mr. J. McDonnell**

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/1827/82,** dated **20/7/'82** decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For..... **Proposed office development at Whitehall, Garranstown, Clondalkin.**

for the following reasons:

1. The site is located in an area zoned "to provide for the further development of agriculture" and "to preserve open space amenity" in the Development Plan. The commercial development proposed would contravene materially these objectives, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area.
2. Public piped services are not available to serve the proposal.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage and water facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development is premature pending the completion of the major road network in this area.
5. The proposed industrial development would endanger public safety by reason of traffic hazard due to the generation of additional vehicle commercial and industrial traffic and turning movements on the existing inadequate road network.
6. Details of water supply and drainage, both foul and surface water, including disposal systems, have not been submitted.
7. The plans submitted do not indicate that vehicular access is to be provided to the existing public road network.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date..... **20th July, 1982.**

NOTE: An appeal against the decision may be made to An Bord Pleanála 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 Pleanála, 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 Pleanála will determine the application for permission as if it had been made to them in the first instance.