COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE XA 700

1. LOCATION	Coldcut Ind. Est., Clondalkin, S

2. PROPOSAL	Advance light industrial/warehousing units ref 13A – 17B

3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested	(b) Received
	P	8th April, 1982	1. .... 2.	1. .... 2. ....

4. SUBMITTED BY	Name Rohan Ind. Estates, Address 6, Mount St. Cres., Dublin 2.

5. APPLICANT	Name as above, Address

6. DECISION	O.C.M. No. PA/1340/82 Date 4th June, 1982	Notified 4th June, 1982 Effect To refuse permission,

7. GRANT	O.C.M. No. Date	Notified Effect

8. APPEAL	Notified Type	Decision 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 ....

Checked by ....

Copy issued by .... Registrar.

Date ....

Co. Accts. Receipt No ....

DUBLIN COUNTY COUNCIL

Telephone 724755
762/264

NOTIFICATION OF A DECISION TO REFUSE:

XXXXXXXXXXXXXXX : PERMISSION : XXXXXXXX

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

........Rohan Industrial Estates,........   Register Reference No.....XA 700...............

........6 Mount Street Crescent,..........   Planning Control No.............................

........Dublin 2..............................   Application Received.....8/4/82...............

....   Additional Inf. Recd.........................

APPLICANT ..... Rohan Industrial Estates 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/1340/82.................... dated ....4/6/82..
decide to refuse:

OUTLINE PERMISSION   PERMISSION   APPROVAL
XXXXXXXXXXXXXXXXXXX   XXXXXXXX

For.advance .light .industrial/warehouse .Unit Ref. .13A-17B .on .the .Coldcut .Industrial .Estate.

...on .the .site .bounded .by .the .proposed .loop .distributor Rd .to .the .east .and .the .Clondalkin
for the Road to the south

1. The site of the proposed development is located in an area zoned 'B' in the 1972 Development Plan "to preserve open space amenity". The development of the site for industria industry would be in conflict with that objective, would be contrary to the proper planning and development of the area and seriously injurious to the amenities of the area.
2. The internal road layout of the proposed development is unsatisfactory in that there would be an inadequate stagger between the proposed northern access road and the industrial estate service road serving the industrial lands to the east. The access roads proposed are additionally not designed to Roads Departments Standards.
3 The applicants have not indicated that they are prepared to construct the full length of the Local Distributor Road, along with footpaths and verges. It is considered that the construction of this road is necessary to serve the proposed development and the construction of this road was a condition of the outline permission for the industrial lands to the east, in the same ownership (SA 293).
4. There are no public piped sewerage or water supply available to serve the proposal.
5. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage and water facilities and the period within which such deficiency may reasonable be expected to be a made good.
6. Insufficient details of landscaping, boundary treatment etc., have been submitted.

Signed on behalf of the Dublin County Council ....
for PRINCIPAL OFFICER

Date...... ....4th June, 1982.

NOTE: 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 must 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, Holbrook House, Holles Street, Dublin 2** 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.