

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 1268	
1. LOCATION	Mooreenaruggan/Ashfield, Newlands, Clondalkin, S			
2. PROPOSAL	Industrial/warehouse and office development,			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P	24th June, 1981	1. 2.	1. 2.
4. SUBMITTED BY	Name	T. C. Skehan,		
	Address	4, Knook na Cree Road, Dalkey, Co. Dublin.		
5. APPLICANT	Name	Pine Valley Dev. Ltd.,		
	Address			
6. DECISION	O.C.M. No.	PA/1875/81	Notified	18th August, 1981
	Date	17th August, 1981	Effect	To refuse permission,
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	2nd Sept., 1981	Decision	Permission refused by An Bord Pleanála
	Type	1st Party,	Effect	1st Aug., 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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983.County DublinPlanning Register Reference Number: W.A. 1268

APPEAL by Pine Valley Developments Limited, of 43/45 Northumberland Road, Dublin, against the decision made on the 17th day of August, 1981, by the Council of the County of Dublin to refuse permission for industrial/warehouse and office development at Mooreenaruggan, Ashfield, Newlands, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said industrial/warehouse and 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 area 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. It is contrary to the policy of the County Council to allow developments such as that proposed on the basis of isolated small scale sewage treatment plants. The Board considers the policy reasonable in this case and the proposed development would be in conflict with it and contrary to the proper planning and development of the area, having regard to the supervision /maintenance/operational problems associated

SCHEDULE (Contd.)

3. (Contd.)

with such works and the consequent risk of pollution and public health nuisance and disamenity.

4. The proposed development would have severe adverse effects on traffic safety and adverse effects on traffic flows on the existing heavily-trafficked Naas Road dual carriageway by reason of the unacceptable generation of additional traffic turning movements on to the said road and the inadequacy of the junction through which the traffic would gain access to it.

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

Dated this 11th day of May 1984.

DUBLIN COUNTY COUNCIL

Telephone 724755
Fax 262/264

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

NOTIFICATION OF A DECISION TO REFUSE:

~~XXXXXXXXXXXXXXXXXXXX~~ : PERMISSION : ~~XXXXXXXXXXXX~~

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

To; WA 1268
T.C. Skahan Esq., Register Reference No.....
4, Knock-na-Cree Road, Planning Control No.....5701
Dalkey, Application Received.....24/6/81
Co. Dublin. Additional Inf. Recd.....
APPLICANT Pine Valley Developments Limited.

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/1875/81. dated 17th August, 1981. decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXXXX~~

For Proposed industrial/warehouse and office development at Moosnarruggan/Ashfield.

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 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 area between the new towns of Tallaght and Clonsilla. The proposed development would contravene materially the above objectives, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
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 endanger public safety by reason of a traffic hazard because the additional traffic movements it would generate on 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 road.
4. The proposed development would endanger public safety by reason of a traffic hazard due to inadequate off-street car parking in accordance with Development Plan requirements and inadequate facilities for loading/unloading.

Continued over/...

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 18th August, 1981.


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, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., 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.

5. The sole access proposed to serve the entire development utilising the existing private access serving the Heiton McFerran site is unacceptable as it would endanger safety by reason of a traffic hazard in that it is at present inadequate and does not meet the requirements of the County Council's Roads Standards for new development works. Further evidence has not been submitted of agreements or arrangements to improve the existing access "road" nor has evidence or details been submitted as to how this access "road" will be linked to the road within the proposal.

6. The sewage treatment plant arrangements proposed in the application for dealing with foul sewage from the site are unacceptable as it has not been shown that there will be no danger to public health arising from pollution of the Robinhood Stream into which it is proposed to discharge the outfall. (The applicant has not submitted any adequate detailed proposals for the construction and maintenance of the private sewage treatment works. The sewage treatment works envisaged would appear to be intended to handle domestic sewage only and there is no indication of how industrial effluents would be dealt with in the operation of the treatment system, nor has any indication been given of the flow in the Robinhood Stream during absolutely minimum flow conditions, or proof that there are sufficient dilutions, under the latter conditions, in the receiving stream to take the maximum B.O.D. loading from the estate while still remaining a clean stream within the Royal Commission Standards).

7. No proposals have been submitted for the culverting of the Robinhood Stream to accommodate the surface water run-off from the development.

8. The water supply arrangements proposed are unacceptable as the 14" main on the Belgard Road is already fully committed nor will Dublin Corporation permit any further draw off the 18" main on the Ness Road to which it was proposed to connect via a 6" private main serving existing buildings to the north.


for Principal Officer
18th August, 1981.