

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.689
1. LOCATION	"The Shop," Boot Road, Clondalkin S		
2. PROPOSAL	Business / Residential premises		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	15.4.81	1. 2.
			1. 2.
4. SUBMITTED BY	Name Acrow Engineers Ltd., Address Ballymount Road, Walkinstown, Dublin 12		
5. APPLICANT	Name O'Byrne Properties Ltd., Address "The Chalet", St. John's Road, Clondalkin		
6. DECISION	O.C.M. No. PA/1259/81	Notified 11th June, 1981	
	Date 11th June, 1981	Effect To refuse permission,	
7. GRANT	O.C.M. No.	Notified	
	Date	Effect	
8. APPEAL	Notified	Decision	
	Type	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		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

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:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION: ~~XXXXXXXXXX~~

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

To:

O'Byrne Properties Ltd.,

Register Reference No. WA 689

"The Chalet", St. John's Road,

Planning Control No.

Clondalkin,

Application Received 15/4/81

Co. Dublin.

Additional Inf. Recd.

APPLICANT O'Byrne Properties 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/1259/81 dated 11/6/81 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXXXX~~

For Proposed business/residential premises at Boot Road, Clondalkin.

for the following reasons:

1. The site of the proposed development is situated in an area zoned 'A' in the Development Plan "to preserve and improve residential amenity". The nature of the proposed development, which is business premises and four residential units (for which no private amenity open space is proposed) and the location of the proposed development in relation to the adjoining residential property, would be in conflict with this objective, would be contrary to the proper planning and development of the area and be seriously injurious to the amenities of the area.
2. The proposed development would endanger public safety by reason of a traffic hazard in that it would generate additional traffic turning movements on the heavily trafficked and substandard Boot Road.
3. The proposed development would constitute over development of the site.
4. Some of the off-street car parking units do not conform to Development Plan Standards. The site is not sufficiently large to accommodate the parking which would be required by the proposed development. The proposed development would endanger public safety by reason of a traffic hazard because it would generate road side parking on Boot Road.
5. The proposed disposal of surface water appears to be on land outside applicant's site. Insufficient information has been submitted.
6. The proposed development is seriously at variance with the Development Plan requirements regarding space about dwellings as defined in Part IV subsection 4.24. This would result in serious injury to adjoining residential amenities.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 11th June, 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.