

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE WA.518	
1. LOCATION	Knockmitten, Fox & Geese, Clondalkin, <span style="font-size: 2em; float: right;">S</span>			
2. PROPOSAL	2 warehousing units,			
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  25th March 1981	Date Further Particulars	
			(a) Requested	(b) Received
			1. ....	1. ....
			2. ....	2. ....
4. SUBMITTED BY	Name D. Ryan, Address 75 Bettyglen, Howth Road, Dublin 5,			
5. APPLICANT	Name Crystal Springs Ltd., Address Knockmitten, Fox & Geese, Clondalkin,			
6. DECISION	O.C.M. No. PA/1080/81		Notified 22nd May, 1981	
	Date 22nd May, 1981		Effect To refuse permission,	
7. GRANT	O.C.M. No.  Date		Notified  Effect	
8. APPEAL	Notified 15th June, 1981		Decision Permission refused by	
	Type 1st Party,		An Bord Pleanala, Effect 23rd Feb., 1982	
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 PLEANÁLA

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

County Dublin

Planning Register Reference Number: WA 518

APPEAL by Crystal Springs Limited, care of D. Ryan, Architect,  
75, Bettyglen, Howth Road, Raheny, Dublin against the decision made  
on the 22nd day of May, 1981, by the Council of the County of Dublin  
deciding to refuse to grant a permission for the erection of two  
warehousing units on a site at Knockmitten Lane, Fox and Geese:

DECISION: Pursuant to the Local Government (Planning and Development)  
Acts, 1963 and 1976, permission is hereby refused for the erection of  
the said warehousing units for the reasons set out in the Schedule  
hereto.

SCHEDULE

1. The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic movements on a totally inadequate and badly aligned section of Knockmitten Lane. From a traffic viewpoint, further development on the site would be premature until there is an adequate road system to serve it.
2. The proposed development would constitute undesirable backland development as well as overdevelopment of the site, with consequent inadequate vehicular circulation space between existing and proposed buildings, and inadequate provision for the parking of vehicles on the site.

*A. Denis Pingle*

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

Dated this 23<sup>rd</sup> day of February 1982.

# 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:

D. Ryan Architect,

Register Reference No.

WA 48518

75 Battyglan,

Planning Control No.

10835

Howth Road,

Application Received

25/3/81

Dublin 5.

Additional Inf. Recd.

APPLICANT

<sup>SPRINGS</sup>  
~~Crystal Springs~~ 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/1080/81 dated 22/5/81 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXX~~

For Proposed two warehousing units at Knockmitten, Fox & Geese.

for the following reasons:

1. The proposed development would endanger public safety by reason of a traffic hazard in that it would generate additional traffic turning movements on the inadequate Knockmitten Lane.
2. The proposed development would be premature until such time as an adequate road system is available to serve the site.
3. The proposed buildings have an inadequate set back from the reservation for the proposed Nangor/Fox & Geese Road which traverses the north of the site. This would result in occupants of the units being subjected to excessive noise levels.
4. No off street car parking facilities have been indicated to serve the proposed development.
5. It is contrary to the Council policy to permit development of this nature on the basis of septic tank drainage. Development of this nature on septic tank drainage in this area could result in a serious health hazard, and would be contrary to the proper planning and development of the area.
6. The development would constitute haphazard backland development.
7. Inadequate information has been submitted in relation to surface water drainage.
8. There is inadequate vehicular circulation space between the existing industrial unit and the eastern boundary of the site to service the proposed warehousing units.
9. Insufficient information has been submitted with regard to proposed uses of existing and proposed structures.
10. A foul sewer is available for the development of these lands. Any development taking place in this area should be on the basis of a foul sewer connection to the nearest available public sewer.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

22nd May, 1981,

Date

(Contd....)

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 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 Pleanala, 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 Pleanala will determine the application for permission as if it had been made to them in the first instance.

Reg. Ref. No. WA 518,

11. The development as proposed represents over-development of this site.

NOTE: The applicant is advised to consult with the Planning Authority prior to the submission of any further application.

for Principal Officer.