

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.1347								
1. LOCATION	Mooreenaruggan/Ashfield, Newlands, Clondalkin										
2. PROPOSAL	Industrial, Warehouse and Office Development										
3. TYPE & DATE OF APPLICATION	TYPE A.	Date Received 16.7.80	<table border="1"><thead><tr><th colspan="2">Date Further Particulars</th></tr><tr><th>(a) Requested</th><th>(b) Received</th></tr></thead><tbody><tr><td>1.</td><td>1.</td></tr><tr><td>2.</td><td>2.</td></tr></tbody></table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.
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(a) Requested	(b) Received										
1.	1.										
2.	2.										
4. SUBMITTED BY	Name Mr. C. Skehan, Address 4 Knock-na-Cree Road, Dalkey										
5. APPLICANT	Name Pine Valley Developments Ltd., Address 43/45 Northumberland Road, Dublin 4.										
6. DECISION	O.C.M. No. PA/1984/80 Date 15th Sept., 1980	Notified 15th Sept., 1980 Effect To refuse approval									
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.											
16.											
Prepared by		Copy issued byRegistrar.									
Checked by		Date									
Grid Ref.	O.S. Sheet	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:

~~OUTLINE PERMISSION~~: ~~PERMISSION~~: APPROVAL

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

To;

Mr. Thomas C. Skehan, Architect, Register Reference No. T.A. 1347
4 Knock-na-Cree Road, Planning Control No. 5701
Dalkey, Application Received 16/7/80
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/1984/80 dated 15th September, 1980, decide to refuse:

~~OUTLINE PERMISSION~~

~~PERMISSION~~

APPROVAL

For proposed industrial, warehouse and office development at Mooreenaruggan/Ashfield,
Newlands, Clondalkin, Co. Dublin.
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 development proposed would contravene materially these 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. Public piped sewerage services are not available to serve the proposal and the proposed private treatment plant is not acceptable to the Council.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development, with inadequate and unsatisfactory access arrangements and with inadequate off-street car parking and loading/unloading facilities, would endanger public safety by reason of traffic hazard by reason of the unacceptable generation of additional traffic turning movements on the existing heavily trafficked Belgard Road and Naas Road Dual Carriageway.
5. The site of this application is different from the site the subject of outline permission granted by the Minister on appeal and hence cannot be regarded as an application for approval. The treatment of the omitted portion of the site has not been sufficiently indicated.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 15th September, 1980.

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 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 Pleanála, Holbrook House, Holmes Street, Dublin 2 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.