

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1275
1. LOCATION	Coldcut Ind. Est., Kennelsfort Road, Palmerstown,		
2. PROPOSAL	Retail sales/warehouse unit,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	OP	9th July 1980	1. _____ 2. _____
4. SUBMITTED BY	Name Rohan Construction Management, Address 5, Mount St., Cres., Dublin 2.		
5. APPLICANT	Name Address as above,		
6. DECISION	O.C.M. No. PA/1906/80 Date 8th Sept., 1980	Notified 8th Sept., 1980 Effect To refuse permission O.	
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 _____ Checked by _____		Copy issued by _____ Registrar. Date _____ Co. Accts. Receipt No. _____	
Grid Ref.	O.S. Sheet		

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;

... Rohan Construction Management, Register Reference No. TA1275
... 5 Mount Street Crescent, Planning Control No. 16263
... Dublin 2, Application Received 9.7.80
..... Additional Inf. Recd.

APPLICANT ... Rohan Construction Management

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/1906/80 dated 8th September, 1980 decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For ... advance retail sales/warehouse unit on the Coldcut Industrial Estate, Kennelsfort Road.

for the following reasons:

1. The site is located in an area for which is proposed to be zoned for industrial and related uses in the review of the Development Plan. This zoning is proposed consequent to a relocation of the Motorway in the area. The site is located in an area zoned in the 1972 Development Plan as "R" "to preserve open space amenity". The development as proposed of a large retail sales outlet cum warehouse unit does not conform to either the existing or proposed Development Plan zoning. Such a large retail sales unit in this area would be seriously injurious to the amenities of the area.
2. The plans submitted do not indicate sufficient car parking spaces to cater for a retail unit of the size indicated. The lack of adequate parking would result in on street parking and would endanger public safety by reason of a traffic hazard.
3. The location of the proposed retail unit adjacent to the heavily trafficked and substandard Kennelsfort Road would tend to encourage casual parking on Kennelsfort Road and would thereby endanger public safety by reason of a traffic hazard.
4. The proposed loop distributor to the west of the site has not been indicated on the submitted plan. This materially contravenes conditions of the outline permission for the industrial estate (SA293) and the permission for the construction of industrial units on the estate (SA1155), in that conditions 9 and 7 respectively stated "that the applicant construct the entire length of the loop distributor road within his ownership to the satisfaction of Roads Engineer". The layout generally does not conform to the approved layout for the estate.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 8th 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, 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 Pleanála will determine the application for permission as if it had been made to them in the first instance.