

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE SA.2033 <b>S</b>		
1. LOCATION	Fox and Geese Common, Fox and Geese, And Gallanstown,			
2. PROPOSAL	Ind. Estate,			
3. TYPE & DATE OF APPLICATION	TYPE  OP	Date Received  3.12.79	Date Further Particulars	
			(a) Requested	(b) Received
			1. Time ext. up to and incl. 1/3/80	1. .... .....
			2. ....	2. ....
4. SUBMITTED BY	Name	Western Contractors,		
	Address	Greenhills Ind. Est., Walkinstown, Dublin 12.		
5. APPLICANT	Name	AS ABOVE.		
	Address			
6. DECISION	O.C.M. No.	PA/384/80	Notified	28th Feb, 1980
	Date	28th Feb, 1980	Effect	To refuse O. Permission
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	26/3/80	Decision	O. Permission granted by An Bord Pleanala,
	Type	1st Party	Effect	9th Oct., 1980
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 by.....Registrar.
Checked by .....	Date.....
Grid Ref.	O.S. Sheet
Co. Accts. Receipt No.....	

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: S.A. 2033

APPEAL by Western Contractors Limited, of Greenhills Industrial Estate, Walkinstown, Dublin against the decision made on the 28th day of February, 1980, by the Council of the County of Dublin, deciding to refuse to grant an outline permission for the development of an industrial estate on lands at Fox and Geese Common, Fox and Geese and Gallonstown, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant outline permission for the development of the said industrial estate on the said lands in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development carried out in accordance with the outline permission granted by this order would be consistent with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The Cammock River shall be realigned in accordance with drawings number CD/01 dated July, 1980 and CD/02 dated June, 1980 and details relating to service crossings shall be submitted to and approved by the planning authority or An Bord Pleanala on appeal.</p>	<p>1. It is considered that the realignment will facilitate the proposed development.</p> <p style="text-align: right;">Contd./.....</p>

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Development of the site shall be phased over a three year period commencing 1st day of May, 1980.</p> <p>3. The developers shall construct a local distributor road in accordance with plan numbered W.I.E. <u>II</u> L/1 and dated July, 1980 and that portion of the lands for both the northern and southern carriageways of the proposed Nangor Road extension within the site shall be reserved free from development.</p> <p>4. A 50' wide strip of land adjoining the southern side of the canal shall be reserved free from development.</p> <p>5. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the cost of the provision of public water and sewerage facilities in the area. The amount to be paid and the time and method of payment stipulations for repayment and payment of interest shall be agreed between the developers and the said Council before the development is commenced, or failing agreement, shall be, as determined by An Bord Pleanala.</p>	<p>2. To ensure the provision of adequate water and foul drainage services to cater for the development.</p> <p>3. To ensure the proper planning and development of the area.</p> <p>4. To provide for the development of a linear park along the canal bank.</p> <p>5. The provision of these services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the</p>

**D. DENIS FRINGLE**



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

Dated this 9<sup>th</sup> day of *October* 1980.

# 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;  
Western Contractors,  
Greenhills Industrial Estate,  
Walkinstown,  
Dublin 12.

Register Reference No... S.A. 2033.....  
Planning Control No. 11579.....  
Application Received... 3/12/80... (Time extension up to  
and including 1/3/80).  
Additional Inf. Recd.....

APPLICANT ..... Western Contractors.....

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/384/80, dated 28/2/80, decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For... proposed Industrial Estate at Fox and Geese Common, Fox and Geese and Gallanstown,.....

for the following reasons:

1. A large area of the site of the proposed development is located in an area zoned "R" - "to preserve open space amenity". The proposed development would be in conflict with this objective and contrary to the proper planning and development of the area.
2. There is no suitable vehicular access to serve these lands. A temporary access could be provided by the construction of one leg of the District Distributor Road from the western limit of the applicant's site eastwards for a distance of 1,200-ft. and by the construction of the Local Distributor Road southwards from this point to Knockmitten Lane. The applicant has not proposed such an access and he does not appear to be in control of the lands necessary to provide such access. The 46-ft. wide road shown running north-south is inadequate in width and location.
3. The proposed development would be premature pending provision of suitable vehicular access.
4. There is no suitable public water supply or foul sewer outlet available to serve the proposed development.
5. The proposed development would be premature by reason of the said existing deficiency in the provision of water and foul sewer outlet to serve the proposed development and the period within which such deficiency may reasonably be expected to be made good.
6. The provision of a temporary diversion of the River Camac is unsatisfactory. Any development of these lands must provide for the permanent realignment of the Camac River and the provision of a suitable wayleave or, alternatively, provide for the culverting of the River.

Signed on behalf of the Dublin County Council .....

*BB*  
for PRINCIPAL OFFICER

Date..... 28th February, 1980.....

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

m S.A. 2033

D.C. 11579

1st February, 1980.

Western Contractors Limited,  
Greenhills Road,  
Walkinstown,  
Dublin 12.

RE: Proposed industrial estate development at Fox and Geese +  
Cámmen, Fox and Geese and Gallanstown, Co. Dublin for  
Western Contractors.

A Chara,

With reference to your planning application received here on 3rd December, 1979, (Letter of extension period dated 30th January, 1980), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963 as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 1st March, 1980.

Mise le meas,

  
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for Principal Officer.