



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach lacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

An Bord Pleanala,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/153

Your Ref.: PL6/5/85742

Date: 5 September 1991

Re: Proposed erection of new light industrial with offices at
Rock House, Baldonnell.

Dear Sir/Madam,

I refer to your letter dated 2nd July, 1991 & 29th July, 1991 enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

This development lies wholly within Sub Area 'A' of the protected area around Casement Aerodrome and partly within the approach area to Runway 29 and would therefore interfere with the safe operation and development of the Aerodrome.

In the event of aircraft accidentally touching down on approaching or leaving a runway, this would most likely occur inside the Aerodrome boundary or within the runway approach area not far outside the boundary. Because of the slight risk to persons on the ground and the increased risk to occupants of the aircraft in the event of the aircraft accidentally touching down, it is highly desirable that the lands under the approach surfaces should be kept free from developments, particularly on or near the extended centreline of the runway.

The Minister is aware of permission being granted for other developments in the area but it is his desire that the position should not be permitted to worsen. All of these applications related to alterations, extensions or reconstruction of existing buildings and were therefore not objectionable. However, the present application is for a new development on the site and objection is seen to this development (91A/0153) on the above grounds.

We wish to advise you that matters dealing with air safety relative to Casement Aerodrome should be referred to the Department of Defence.

Yours faithfully,

for Principal Officer.

Appeals

COMHAIRLE CHONTAE ATHA CLIATH

[Handwritten signature]

TO: N. Prendercast,
S.E.D.C.

REG. REF. 91A/153

RE: Proposed erection of new light industrial with offices at Rock House, Baldonnell.

I attach for your observations memo/letter dated 1st July, 1991 from Department of Defence & 2nd July, 1991 from An Bord Pleanala.

Please reply before: ^{12th September} ~~2nd August, 1991~~

Suckellon
for Principal Officer

DATED: ~~19 July 1991~~

OBSERVATIONS:

28 AUG 1991

Pl. send copy of Dept of Defense letter dated 1/7/91 to A.B.P.

Further Correspondence from A.B.P. dated 29/7/91 Recd.

Pl. advise A.B.P. that matters dealing with site safety relative to Casement Berthorne should be referred to as Dept. of Defense

Correct Recd. Dept.

Signature of person making observations: _____

Countersigned: *[Signature]*
(S.E.D.C.)

DATE: _____

DATE: 19/7/91
[Signature]



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An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
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Dublin 1.

Our Ref: 91A/153

Your Ref.: PL6/5/85742

1991

Re: Proposed erection of new light industrial with offices at
Rock House, Baldonnell.

Dear Sir/Madam,

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The Planning Authority's comments are as follows:-

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The Minister is aware of permission being granted for other developments in the area but it is his desire that the position should not be permitted to worsen. All of these applications related to alterations, extensions or reconstruction of existing buildings and were therefore not objectionable. However, the present application is for a new development on the site and objection is seen to this development (91A/0153) on the above grounds.

Yours faithfully,

for Principal Officer.

9M/0153

CERTIFICATE NO: 24243

PROPOSAL: New Light Industrial units office
LOCATION: Rock House Baldonnell
APPLICANT: O.G.H. Enterprises Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	£352					
	£376					
	£50 per M ² in excess of 300M ² Min. £40					
metres ² 520.0m ²	£21.75 per M ² or £40	2910	2910			
x .1 hect.	£225 per hect. or £250					
x .1 hect.	£225 per hect. or £40					
x .1 hect.	£225 per hect. or £100					
	£2100					
x metres ²	£210 per M ² or £50					
x1,000m ²	£25 per 1,000m ² or £40					
x .1 hect.	£25 per M ² hect. or £40					

Column 1 Certified: Signed: *J. Yim* Date: 15/2/91
 Column 1 Endorsed: Signed: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Grade: S.O Date: 14/2/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Date: _____

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0153

Date Received : 11th February 1991

Applicant : O.G.H. Enterprises Ltd.,

Appl.Type : PERMISSION

Development : Erection of new light industrial unit with offices

LOCATION : Rock House, Baldonnel

O.S.REFS.

21-6			
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AREA REFERENCE

W	T	0	9	1	8
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HISTORY

WA1805				

FEES CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE			
<table border="1"><tr><td></td></tr></table>		<table border="1"><tr><td></td></tr></table>		<table border="1"><tr><td></td></tr></table>	

CERTIFIED _____ GRADE _____ DATE _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/153

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

5598 FT²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Register Reference : 91A/0153

Date : 21st February 1991

Development : Erection of new light industrial unit with offices

LOCATION : Rock House, Baldonnel

Applicant : O.G.H. Enterprises Ltd.

App. Type : PERMISSION

Planning Officer : P. BYRNE

Date Recd. : 11th February 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

PLANNING DEPT
DEVELOPMENT CONTROL SECT
Date 24.4.91
Time 9:30

The proposal is not acceptable for the following reasons

Yours faithfully,

Paul John

PRINCIPAL OFFICER

- 1) The proposed use of the industrial units is not indicated. Numbers of people to be employed is not shown. The volume of foul water generated will have a direct impact on the existing septic tank drainage system.
- 2) The capacity of the existing septic tank drainage system is not indicated. The extent of the percolation area is not shown. No reserve percolation area is shown.
- 3) Evidence of adequacy and potability of the well water supply is not submitted.
- 4) The ventilation of the proposed units, including toilet and lobby areas is not shown.
- 5) Extent of office and factory space is not indicated.
- 6) Proposed drainage layout from proposed units to septic tanks is not shown. (see also engineer's report)
- 7) Compliance with the Water Pollution Act is required.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

Kieran J. Kerberny E.H.O. 19/4/91

for John O'Kelly, SEHO
19/4/91

SS + CMO

Register Reference : 91A/0153

Date : 21st February 1991

Development : Erection of new light industrial unit with offices

LOCATION : Rock House, Baldonnell

Applicant : O.G.H. Enterprises Ltd.,

PB

App. Type : PERMISSION

Planning Officer : P. BYRNE

Date Recd. : 11th February 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

DUBLIN CO. COUNCIL
25 FEB 1991
SAN SERVICES

Yours faithfully,

Paul J. Dolan
DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER

9 APR 1991

Date received in Sanitary Services

Returned *gl*

FOUL SEWER

Use of existing Septic Tank proposed - refer to E.H. B.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *11/4/91*
Time *9.00*

SURFACE WATER

Inefficient Information

- 1. No proposal for the disposal of Surface Water has been submitted*
- 2. No proposal for the drainage of paved areas has been submitted*

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

J. Rice
4/4/91

Not for BB

Register Reference : 91A/0153

Date : 21st February 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY. No. 10. To water mains in this area
well proposed. Note location of Army private
water main applicant to consult with Army re
their requirements of "distance of structure from
same"

J. Adams, 27/2/91

J. N. M.
27/2/91

ENDORSED _____

DATE _____

79 *CSB*

4/4/91

AN BORD PLEANÁLA

211

CAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

P/5386/91

11.11.91

County Dublin

FINANCIAL CONTRIBUTION :-

AMOUNT € NIL

F | refusal

Planning Register Reference Number: 91A/153

APPEAL by O.G.H. Enterprises Limited care of McDonnell and Dixon of 20 Ely Place, Dublin, against the decision made on the 9th day of April, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a new light industrial unit with offices at Reek House, Baldonnell, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

- 1. It is the objective of the planning authority, as expressed in the Development Plan, that the area in which the site is located be preserved to provide for further development of agriculture. The proposed development would be in conflict with this objective, which is considered to be reasonable and would, therefore, be contrary to the proper planning and development of the area.
2. The site is located within the protected area around Casement Aerodrome. The proposed development would thereby interfere with the safety of aircraft using Casement Aerodrome and endanger public safety.



John Boyer

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

Dated this 23rd day of October 1991.

Order Noted: L.D.
Dated: 11 Nov. 91 K.O. Sullivan ASSISTANT COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated 21st day of OCTOBER 1991

Seol aon fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo:-
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH
(Dublin, 7)

OL

2/50719

Teileafón 01/308788 771881

1 July, 1991.

On appeal

02 JUL 1991
5/7

Dear Sir,

Re: Planning Application 91A/0153
O.G.H. Enterprises Ltd., Rock House.

I am directed by the Minister for Defence to refer to your letter dated 13 June, 1991 in connection with the above proposed development. As stated in our letter dated 5th. March, 1991 this proposed development lies wholly within Sub Area "A" of the protected area around Casement Aerodrome and partly within the approach area to Runway 29 and would therefore interfere with the safe operation and development of the Aerodrome.

In the event of aircraft accidentally touching down on approaching or leaving a runway, this would most likely occur inside the Aerodrome boundary or within the runway approach area not far outside the boundary. Because of the slight risk to persons on the ground and the increased risk to occupants of the aircraft in the event of the aircraft accidentally touching down, it is highly desirable that the lands under the approach surfaces should be kept free from developments, particularly on or near the extended centreline of the runway.

The Minister is aware of permission being granted for other developments in the area but it is his desire that the position should not be permitted to worsen. All of these applications related to alterations, extensions or reconstruction of existing buildings and were therefore not objectionable. However, the present application is for a new development on the site and objection is seen to this development (91A/0153) on the above grounds.

Yours sincerely,

J.P. Moran

JOHN P. MORAN
EXECUTIVE OFFICER

DEVELOPMENT
- 8 JUL 1991
CONTROL

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

COMHAIRLE CHONTAE ATHA CLIATH

Telephone: 724755
Extension: 268/269

Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref.: 91A/0153

13 June 1991

Mr. John P. Moran,
Executive Officer,
Department of Defence,
Park House,
Dublin 7.

Re: Proposed erection of new light industrial unit with offices at Rock House, Baldonnel for O.G.H. Enterprises Ltd.

Dear Sir,

I refer to your letter of 5th March, 1991 in connection with the above and I now attach copy of decision to refuse permission dated 9/4/91 for your information.

The applicant in this case has appealed the decision to An Bord Pleanála. By letter dated 6/5/91 he has stated, inter alia:-

"B. CONDITION 2: We are aware that our clients site is situated within 'sub area A' in the area affected by the operation of Casement Aerodrome and partly within the approach to runway 29. However the County Council in recent years have granted permission for a variety of industrial and residential uses in 'sub area A' and the plan presently being prepared for later submission will indicate same.

Our clients proposed site, is to the North of the approach to runway 29 from the East and not directly in line with the runway. However there is an existing permanent tower crane in a contractors plant yard on an adjoining site directly in line with the runway. It is in excess of 8 metres high and would be a far greater potential hazard to aircraft. In relation to our clients site the following should be noted:-

1. A direct approach over our clients site would be heading straight for the control tower of the Casement Aerodrome, and therefore is not an option to a pilot to come this route.

Contd....

2. A direct approach over our clients site would have to be in excess of 8.3m above ground level as that is the current height of the chimney of the existing Rock House. It should be noted that our clients site ground level is 1.5m app. below runway level.

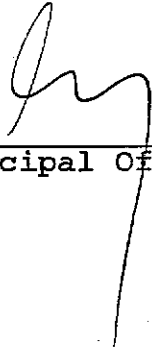
3. There are also trees on the site which are higher than the proposed building."

I should be obliged if you would submit your observations to this Department on this matter.

Please note that the Department of Defence, although not a party to the appeal, may also make submissions or observations direct to An bord Pleanála, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1, on payment of a fee of £15.00.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF LES DOYLE.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Appeals

TO: N. Prendergast
S.E.D.C.

REG. REF. 91A/153

RE: Proposed erection of new light industrial with offices at Rock House, Baldonnell

I attach for your observations memo/letter dated 13th May, 1991 from An Bord Pleanala.

Please reply before: 30th May, 1991

S.M. Mullan
for Principal Officer

DATED: 20 May 1991

OBSERVATIONS:

Refered to Row Cosanta Co report mb 28/5

Lined area for observations.

Signature of person making observations: _____

Countersigned: _____
(S.E.D.C.)

DATE: _____

DATE: _____

R / 1479 / 91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0153

Date Received : 11th February 1991

Correspondence : McDonnell & Dixon,
Name and : 20, Ely Place,
Address : Dublin 2.

Development : Erection of new light industrial unit with offices

Location : Rock House, Baldonnell

Applicant : O.G.H. Enterprises Ltd.,

App. Type : Permission

Zoning :

Report of the Dublin Planning Officer dated 5th April, 1991.

This is an application for permission for 4 no. light industrial units and office at Rock House, Baldonnell, Co. Dublin for O. G. H. Enterprises Ltd.

The proposed site is located to the west of the county road leading from the Naas Dual Carraigeway (N7) to the Baldonnell area. The proposed site has an area of 5,779 sq. m. (stated) and adjoins the lands of Casement Aerodrome, Baldonnell to the west and south.

Rock House is an existing two storey house. It is surrounded to the side and rear by existing workshops. The existing house is subdivided into offices/small business units. There is no record on the planning permission having been granted to authorise these uses. There is no enforcement history on this site.

PLANNING HISTORY

Reg. Ref. No. F 341 refers to a 1973 refusal of permission for development consisting of the construction of a store and repairs workshop and the conversion of the existing building to offices and caretakers apartment (c. 10,000 sq. ft.) The applicants were Transmission Engineering Ltd.

Reg. Ref. No. G 1944 refers to a 1975 refusal of permission for the construction of stores and a workshop (5,279 sq. ft.) on a site at Rock House. The applicants were Transmission Engineering Ltd.

The reasons for refusal in both instances referred to the fact that the proposed development would conflict with the zoning objective for this area (the further development of agriculture) and also that the proposed developments would endanger public safety by reason of a traffic hazard.

Reg. Ref. No. WA 1805 refers to a 1981 grant of permission for an enlarged

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0153

Page No: 0002

Location: Rock House, Baldonnell

porch to form a reception area at Rock House for Transmission Engineering Ltd. The Planning Officer's report on this application noted that Transmission Engineering Ltd. was an established use.

Reg. Ref. No. 86A-1283 refers to a 1987 refusal of permission for a dwelling house on the adjoining site to the west, by both the County Council and An Bord Pleanála. The Board's reasons for refusal related to the fact that the proposed development would conflict with the agricultural zoning objective and that it would interfere with the operation of Casement aerodrome nearby.

The current proposal provides for a 520 sq. m. (stated) development comprising 4 no. units to be located along the northern boundary of the site. Existing buildings on site comprise 505 sq. m. (stated).

The existing site comprises a driveway/gravelled parking area and grassed area to the front of the site. There is a yard to the rear which is separated from the grassed area by an existing fence. This yard to the rear is currently used for storage purposes. A brick wall extends along the western and southern boundaries to the existing. The front (eastern) northern and part of the western boundaries are defined by existing hedgerows/trees.

The proposed development consisting of 4 no. light industrial units and an office would conflict with the zoning objective at this area which is B - 'to protect and provide for the development of agriculture' and as such would be contrary to the proper planning and development of the area.

Roads Department report notes that the likely intensification of use, which will ultimately generate additional traffic and turning movements on the N7 (Naas Dual Carriageway), is undesirable and must be opposed in principle. Report also notes that sight distances at the entrance to the site are restricted (report includes conditions in the event of permission issuing).

Sanitary Services Report *not received*

Supervising Environmental Health Officer's report *not received*

Department of Defence report raises an objection to the proposed development on the basis that it lies within sub area 2 of the protected area around Casement Aerodrome and partly within the approach area to 'Runway 29' and as such would interfere with the safe operation and development of air traffic at Casement Aerodrome.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (4)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0153

Page No: 0003

Location: Rock House, Baldonnell

reasons:-

REASONS FOR REFUSAL

- 01 The proposed site is located in an area zoned B the objective of which is 'to protect and provide for the development of agriculture'. The proposed development would ^{materially involve a development which is not in the Co. Dublin zoned plan for the use primarily of this} conflict with this objective and so be ⁱⁿ contrary to the proper planning and development of the area ^{and militate against} the preservation of the rural environment.
- 02 The proposed site is located wholly within sub Area A of the area affected by the operation of runway Casement Aerodrome, Baldonnell and partly within the approach to runway 29. According to Appendix D of the Dublin County Development Plan, 1983, ^{ob}structions of any kind are not permitted within sub area A. The current proposal provides for a development of 7.05 metres at its highest point. This represents an obstruction which would interfere with the safety of aircraft and the safe and efficient navigation thereof. ^{In this regard An Roinn Cosanta have stated that the development would interfere with the safe operation & development of air traffic at Casement Aerodrome.}
- 03 The proposed development would involve an intensification of activity at this location which would ultimately lead to the generation of additional traffic turning movements on the Naas Dual Carriageway (N7). The proposed development would, therefore, by itself or the precedent a grant of permission would set for other relevant development would adversely affect the use of a National Route (N7) ^{of} traffic.
- 04 No evidence has been submitted regarding the suitability of the existing septic tank to cater for the proposed intensification of development, ^{and the proposal would, therefore, be prejudicial to public health}

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0153

Page No: 0004

Location: Rock House, Baldonnell

[Handwritten Signature]
.....
for Dublin Planning Officer

[Handwritten Signature]
.....
Endorsed:.....
for Principal Officer

ms.

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (4) reasons set out above is hereby made.

Dated : *9 April 1991.* *K. O'Sullivan*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~21st February 1991~~
8th April 1991.

Seol aon fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo:—
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

Teileafón 01/308788 771881

Handwritten signature and initials

5 March, 1991.

Dear Sir,

Re: Planning Application which might affect the use
of Casement Aerodrome, Baldonnel, Co. Dublin.

KR

I am directed by the Minister for Defence to refer to application:

91A/0153 - O.G.H. Enterprises Ltd., Rock House, Baldonnel.

The site for this proposed development lies from about 170M to 260M North of the extended centreline to Runway 11/29 opposite that part of the centreline which extends from 350M to 450M East of runway threshold 29. It lies wholly within Sub Area "A" of the protected area around Casement Aerodrome and partly within the approach area to Runway 29.

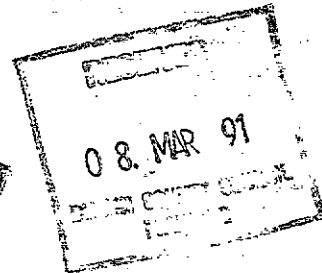
A 1:10560 scale map is attached showing the site.

Objection is seen to this development as it would interfere with the safe operation and development of air traffic at Casement Aerodrome.

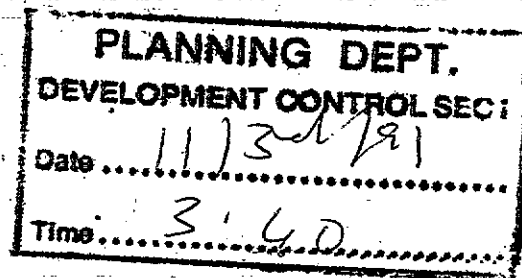
Yours sincerely,

Handwritten signature of John P. Moran

JOHN P. MORAN
EXECUTIVE OFFICER



The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.



91A 10153

DATE

MARCH 91

SCALE

1:10560

MONTEALION
COMMONS UPPER

BALDONNELL UPPER

BALDONNELL AERODROME &
MILITARY CAMP

91A 10153

BALDONNELL HOUSES

BALDONNELL
LITTLE
COMMONS LOWER

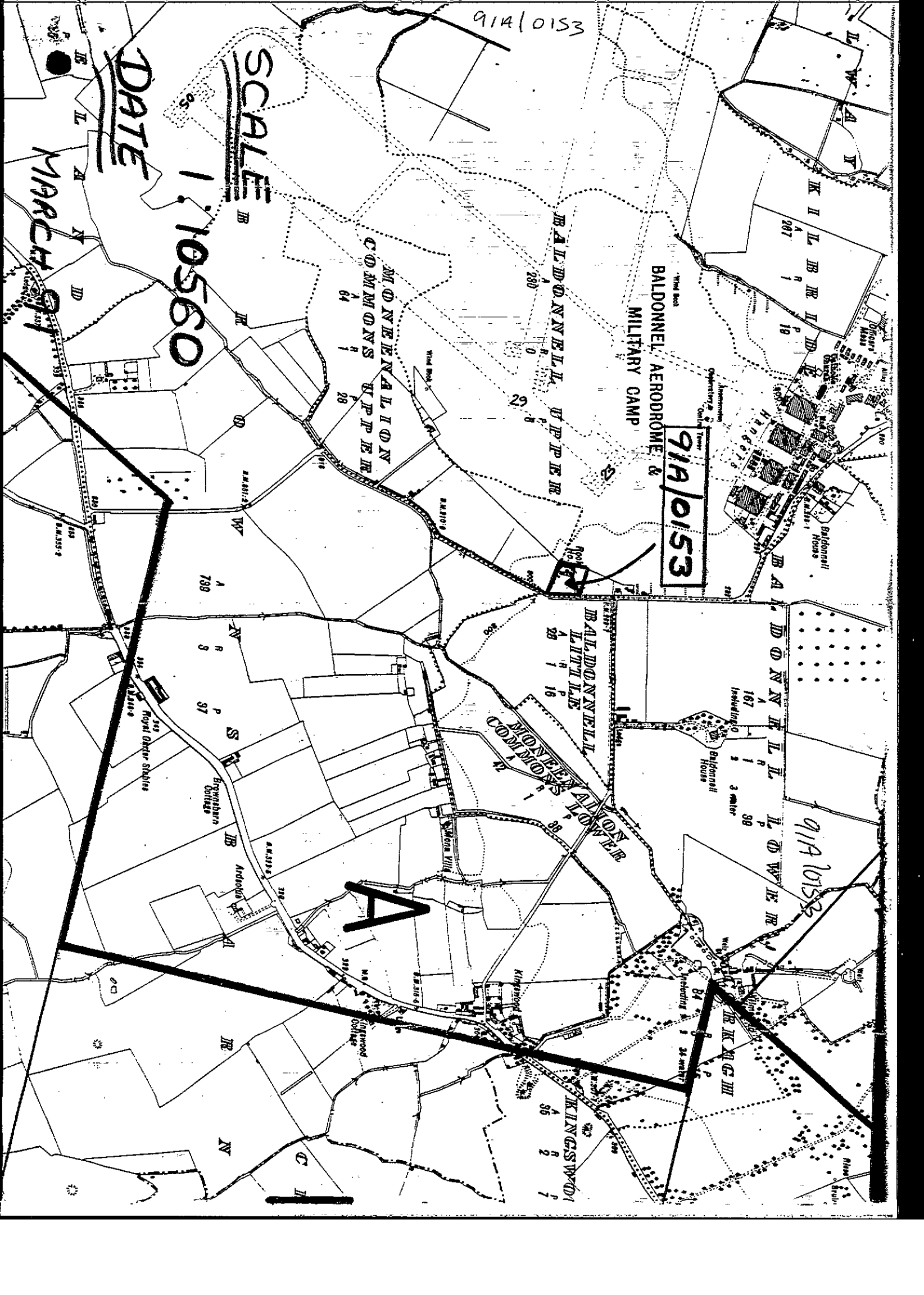
BALDONNELL HOUSES

91A 10153

A

KINGSWOOD

IRKACGH



DUBLIN COUNTY COUNCIL

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	26 / 3 / 91
Time	10:00

REG. REF: 91/A/153

LOCATION: Rock House, Baldonnel.

APPLICANT: O.G.H. Enterprises Ltd.

PROPOSAL: New light industrial unit with offices.

DATE LODGED: 11/2/91.

PB

Any intensification of use which will ultimately generate additional traffic and turning movements on the N7 (Naas Dual Carriageway) is undesirable and must be opposed in principle.

Sight distances at the proposed access are restricted by the high hedge on the front boundary looking south and trees in the northern direction. A continuous white centre line from the bend at the south terminates opposite the existing entrance.

If the application is to be given further consideration it should be conditioned as follows:-

1. The hedge along the southern section of the site frontage to be cut down and maintained no higher than 1.2m. to improve sight lines.
2. Trees on the northern section of the site frontage to be removed to provide a satisfactory sight line (i.e. not less than 90m from a point 3 metres set back from the edge of the carriageway).
3. Applicant to consult with the Roads Department and agree revised details of the widened new access being proposed. The wide, uncontrolled access shown on Drg. No. 90603/S2 is undesirable as it could lead to hazardous turning movements onto or off the public road.
4. Development standards call for the provision of 15 car parking spaces for the new units. Only 10 spaces are shown. Layout should be revised to provide the requisite number of spaces.
5. All poles to be relocated (as required) at the applicant's expense.
6. The site frontage is affected by road widening reservation R.P.S. 3064 and as such must be kept free of any development.
7. A financial contribution, in the sum of money equivalent to the value of £9,000 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

TB/MM 25/3/91.

SIGNED: [Signature]

ENDORSED: _____

DATE: 26/3/91

DATE: _____

DUBLIN COUNTY COUNCIL

PLANNING DEPT.
DEVELOPMENT CONTROL
Date 26/3/91
Time 10:30

REG. REF: 91/A/153
LOCATION: Rock House, Baldonnell.
APPLICANT: O.G.H. Enterprises Ltd.
PROPOSAL: New light industrial unit with offices.
DATE LODGED: 11/2/91.

PB

Any intensification of use which will ultimately generate additional traffic and turning movements on the N7 (Naas Dual Carriageway) is undesirable and must be opposed in principle.

Sight distances at the proposed access are restricted by the high hedge on the front boundary looking south and trees in the northern direction. A continuous white centre line from the bend at the south terminates opposite the existing entrance.

If the application is to be given further consideration it should be conditioned as follows:-

1. The hedge along the southern section of the site frontage to be cut down and maintained no higher than 1.2m. to improve sight lines.
2. Trees on the northern section of the site frontage to be removed to provide a satisfactory sight line (i.e. not less than 90m from a point 3 metres set back from the edge of the carriageway).
3. Applicant to consult with the Roads Department and agree revised details of the widened new access being proposed. The wide, uncontrolled access shown on Drg. No. 90603/S2 is undesirable as it could lead to hazardous turning movements onto or off the public road.
4. Development standards call for the provision of 15 car parking spaces for the new units. Only 10 spaces are shown. Layout should be revised to provide the requisite number of spaces.
5. All poles to be relocated (as required) at the applicant's expense.
6. The site frontage is affected by road widening reservation R.P.S. 3064 and as such must be kept free of any development.
7. A financial contribution, in the sum of money equivalent to the value of £9,000 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

TB/MM 25/3/91.

SIGNED: C. B. Smith

ENDORSED: _____

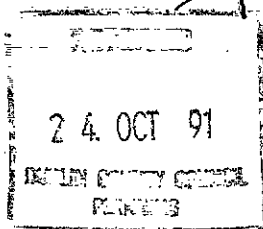
DATE: 26/3/91

DATE: _____

Our Ref: PL 6/5/85742
P.A. Ref: 91A/153

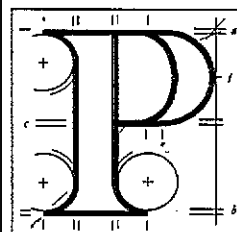
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 23 OCT 1991



pc -

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Erection of a new light industrial unit with offices at Rock House, Baldonnell, County Dublin.

Dear Sir,

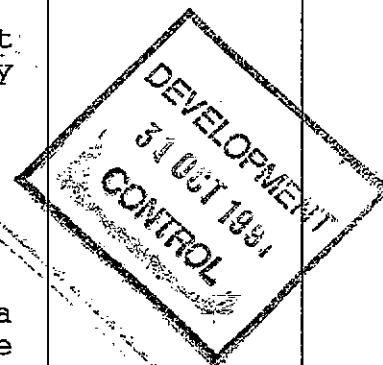
An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Miriam Baxter.

Encl.

BP 352



AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

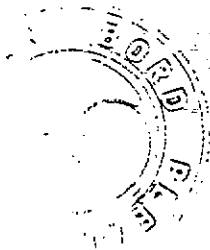
Planning Register Reference Number: 91A/153

APPEAL by O.G.H. Enterprises Limited care of McDonnell and Dixon of 20 Ely Place, Dublin against the decision made on the 9th day of April, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a new light industrial unit with offices at Rock House, Baldonnell, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is the objective of the planning authority, as expressed in the Development Plan, that the area in which the site is located be preserved to provide for further development of agriculture. The proposed development would be in conflict with this objective, which is considered to be reasonable and would, therefore, be contrary to the proper planning and development of the area.
2. The site is located within the protected area around Casement Aerodrome. The proposed development would thereby interfere with the safety of aircraft using Casement Aerodrome and endanger public safety.



John Hayer

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

Dated this 23rd day of October

1991.

Our Ref: PL 6/5/85742
P.A. Reg. Ref: 91A/153

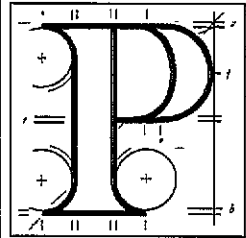
R. King

PK

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

30 JUL 91
DUBLIN COUNTY COUNCIL
PLANNING

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 29th July 1991.

Appeal re: Erection of new light industrial unit
with offices at Rock House, Baldonnel, County
Dublin.

DEVELOPMENT
CONTROL
- 1 AUG 1991

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within twenty-one days
of the date of this letter to ensure that they will
be taken into consideration in the determination of
the appeal.

Please quote the above appeal reference number in
any further correspondence.

065

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553

McDONNELL & DIXON

ARCHITECTS ENGINEERS SURVEYORS
TOWN PLANNING CONSULTANTS

20 ELY PLACE DUBLIN 2

TELEPHONES DUBLIN (01) 762379 762064
FAX 766118

R W J TARLETON
FRIAI

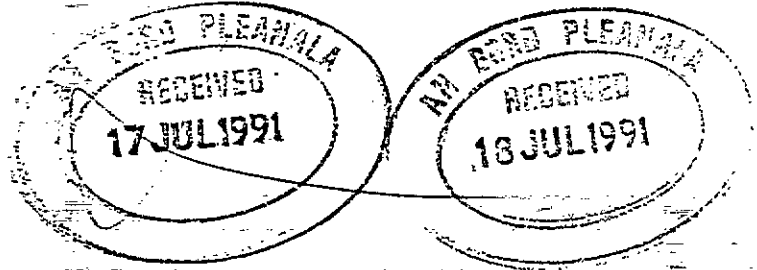
IAN N ROBERTS
MA BA(Arch) BAI
FRICS RIBA CEngFIEI MRIAI
CONSULTANT

NIGEL L JONES
BA BAI MICE CEngMIEI
MConsEI AssMIPI

Our ref: NLJ/DM/90603

17 June 1991

An Bord Pleanála
Floor 3 Block 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 2.



RE: Appeal: ERECTION OF NEW LIGHT INDUSTRIAL UNITS WITH
OFFICES AT ROCK HOUSE, BALDONNEL, CO. DUBLIN.
PL 6/585742 PA REF 91A/153

Dear Sirs,

Further to copy of letter from the Department of Defence dated
1st July, received 9th July, our comments are as follows:-

We accept that the proposed development is within Sub Area "A"
but point out that there has been many new developments as well as
extensions to existing buildings, as referred to in our letter and
map 20/6/91.

Our clients proposal is an expansion of an "established use" and is
some 230 metres to the North of the centre line of runway 29.
The "Department" referred to the "slight risk" and would point out that
the existing trees and chimney are higher than the proposed building.

Our clients suggest that a) they could lower the height of the building
to 5.5 metres at eaves similar to the existing building if requested
by An Bord Pleanála. b) to resite the proposed building in front of the
existing house, thereby keeping all buildings in the same line. This would
of course require a new application. Our client invites the inspector to
visit the site, to see for himself the situation.

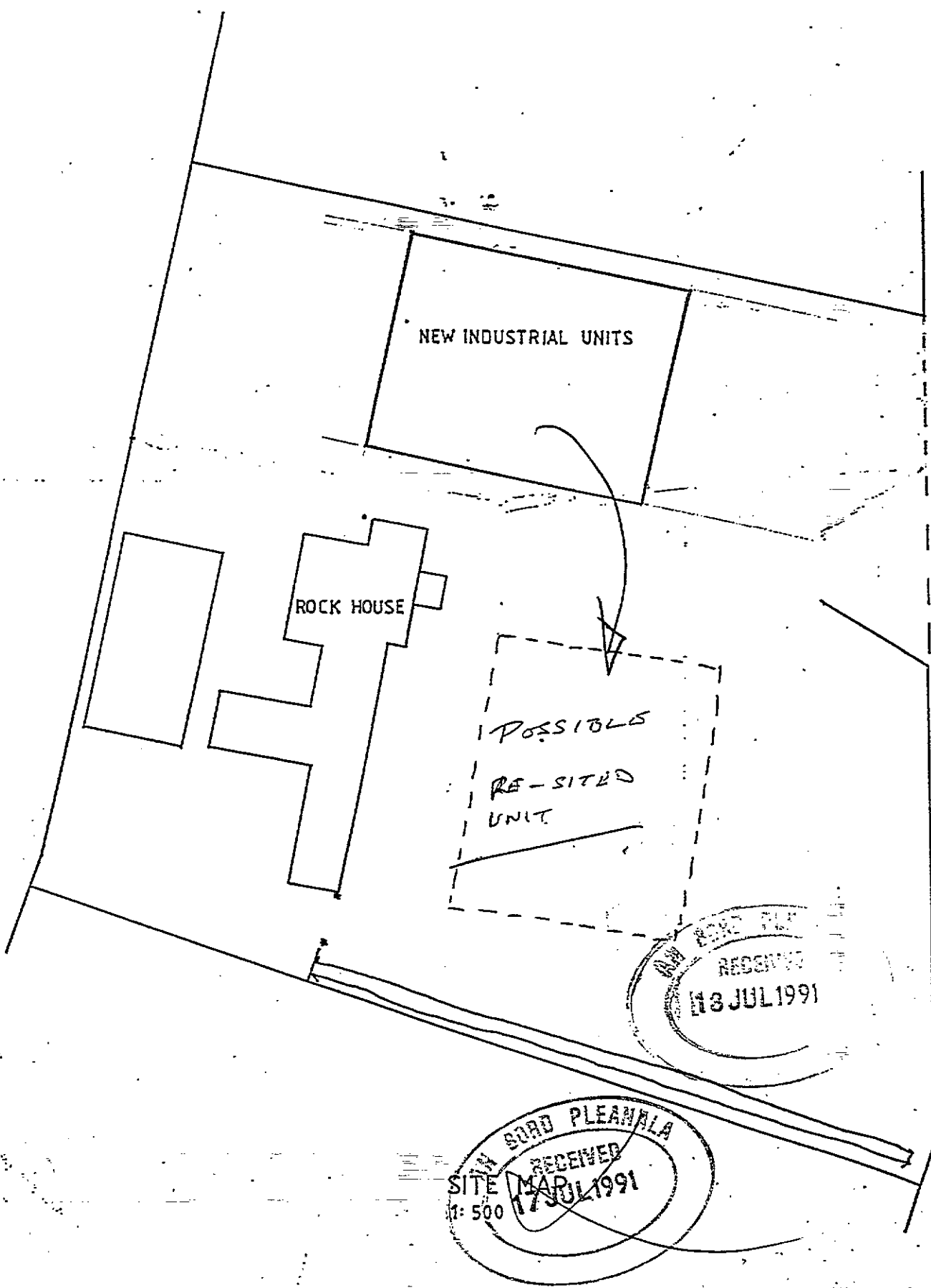
He is at an advanced stage of negotiations with the I.D.A and a foreign
company to set up a unit on site which would increase employment.

Looking forward to a favourable decision for our client.

Yours faithfully
MCDONNELL & DIXON ARCHITECTS


NIGEL L. JONES.

CC S.O'GRADY, O.G.H

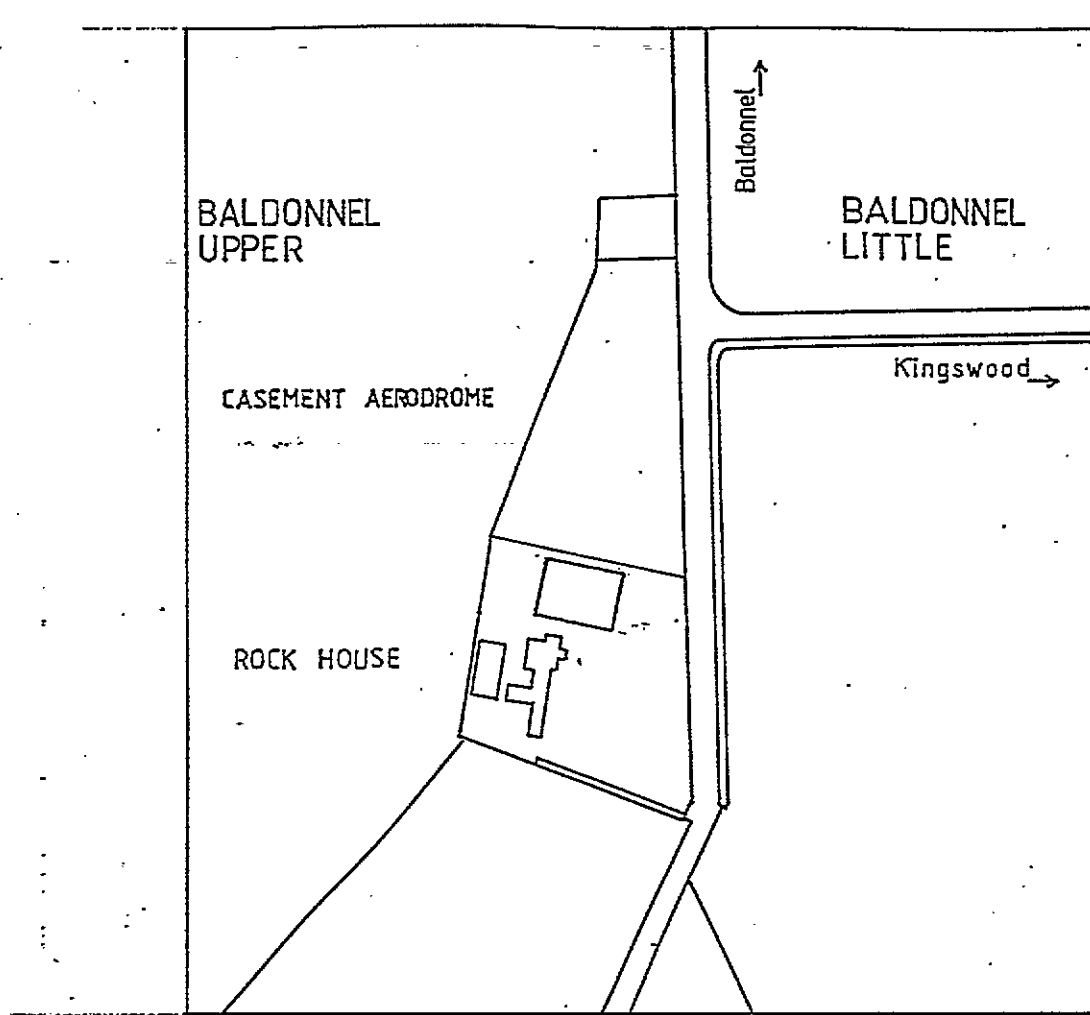


ROCK HOUSE BALDONNEL Co. DUBLIN.

SCALES:

DATES: A

JDH



O.S. DUBLIN 21-6
1: 2500

1:500 + 1:2500

- JAN '91

McDONNELL & DIXON
ARCHITECTS ENGINEERS SURVEYORS
TOWN PLANNING CONSULTANTS
20 ELY PLACE, DUBLIN 2. TEL. 762379

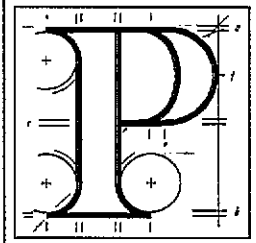
DRG NO.
© THIS DRAWING IS COPYRIGHT

Our Ref: PL 6/5/85742
P.A. Reg. Ref: 91A/153

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

16 JUL 91

PC
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 8th July 1991.

Appeal re: Erection of new light industrial unit
with offices at Rock House, Baldonnel, County
Dublin.

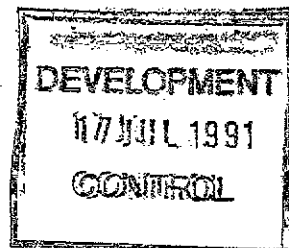
Dear Sir/Madam,

Enclosed for your information are copies of letters
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

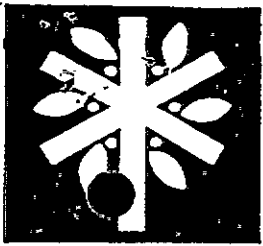
Yours faithfully,

Suzanne Lacey
Suzanne Lacey



Encl.

BP 555



THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

85742

An Bord Pleanála
Irish Life Centre
Lr. Abbey St.
Dublin 2

100 Esker Lawns
Lucan, Co. Dublin
2 July 1991

Re: Ref no. PA91A/053 and Appeal by the developers against refusal of planning permission by Dublin Co. Council.

Dear Sir,

On 7 June last, Dublin Co. Council refused outline permission for 15 two storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan.

We wish to support the Council decision because it is based, in our opinion, on good planning principles which we should wish to see followed as a general rule. In our original comments to the Council on this proposal, we listed three points of concern all of which have been cited and enlarged upon in the reasons of refusal given by the Council. Accordingly we wish to simply reiterate these concerns here.

The proposed development would be out of place given the existing density in the area which is an enclosed, secluded, area having a certain scenic quality.

The Newcastle Road fronting the site is very narrow and winding, carries a lot of traffic, and vision at the site is quite limited. The proposed development would therefore constitute a traffic hazard.

The trees in the lower portion of the site would be lost while, in the Council's opinion, there would be a danger that the trees on the higher level would be destabilised.

We also support the other reasons cited by the Council.

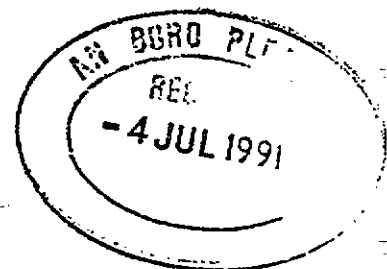
We therefore ask An Bord Pleanála to refuse the appeal.

Yours sincerely

David Walsh

David Walsh Sec.

AN BORD PLEANALA
4.7.91
£15 chq

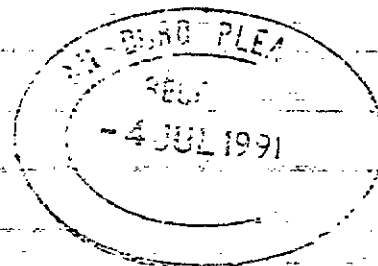


Sir,

I enclose the appropriate fee of
£15 to accompany this appeal.

Sincerely

David Walsh



Seol an fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoi nimhir seo:
(referring)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

Teileafón 01/36722 771881 Ext. 2485

6 July, 1991.

Dear Sir,

Re: Planning Application 91A/0153
O.G.H. Enterprises Ltd., Rock House.

I am directed by the Minister for Defence to refer to your letter dated 31 May, 1991 in connection with the above proposed development. Further to our letter dated 28th. May, 1991, I am to state that this proposed development lies wholly within Sub Area "A" of the protected area around Casement Aerodrome and partly within the approach area to Runway 29 and would therefore interfere with the safe operation and development of the Aerodrome.

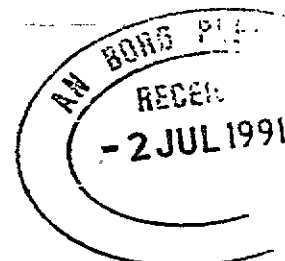
In the event of aircraft accidentally touching down on approaching or leaving a runway, this would most likely occur inside the Aerodrome boundary or within the runway approach area not far outside the boundary. Because of the slight risk to persons on the ground and the increased risk to occupants of the aircraft in the event of the aircraft accidentally touching down, it is highly desirable that the lands under the approach surfaces should be kept free from developments, particularly on or near the extended centreline of the runway.

The Minister is aware of permission being granted for other developments in the area but it is his desire that the position should not be permitted to worsen. All of these applications related to alterations, extensions or reconstruction of existing buildings and were therefore not objectionable. However, the present application is for a new development on the site and objection is seen to this development (91A/0153) on the above grounds.

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

An Bord Pleanála,
Block 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Our Ref: PL 6/5/85742
P.A. Reg. Ref: 91A/153

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 2nd July 1991.

Appeal re: Erection of new light industrial unit
with offices at Rock House, Baldonnel, County
Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within twenty-one days
of the date of this letter to ensure that they will
be taken into consideration in the determination of
the appeal.

Please quote the above appeal reference number in
any further correspondence.

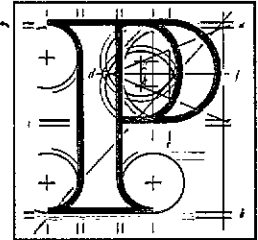
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553

577
An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Obs

DEVELOPMENT
- 8 JUL 1991
CONTROL

04 JUL 91

McDONNELL & DIXON

ARCHITECTS ENGINEERS SURVEYORS
TOWN PLANNING CONSULTANTS

20 ELY PLACE DUBLIN 2

TELEPHONES DUBLIN (01) 762379 762064

R W J TARLETON
MRIA1

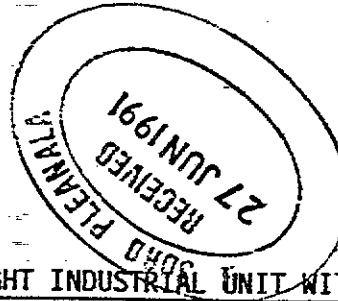
IAN N ROBERTS
MA BA(Arch) BAI
FRICS RIBA CEngFIEI
MRIA1

NIGEL L JONES
BA BAI MICE CEngMIEI
MConsEI

Your Ref PL 6/5/85742
PA Ref Reg 91A/153

20 June 1991

An Bord Pleanála
Floor 3 Blocks 617
Irish Life Centre
Lower Abbey Street
Dublin 1



RE APPEAL - ERECTION OF NEW LIGHT INDUSTRIAL UNIT WITH OFFICES AT
ROCKHOUSE BALDONNEL CO. DUBLIN

Dear Sirs

Further to our letter of Appeal on behalf of our client O6H Enterprises Ltd dated 6/05/91 and your letter and enclosures dated 31/05/91 and 17/06/91 we would reply as follows:-

- 1 As stated in Paragraph 2B of our letter 6/05/91 we enclose a map we have prepared showing :
 - (a) New Buildings (ie Constructed since the Current Development Plan was adopted.)
 - (b) New Buildings in the course of construction.

All of these buildings and structures at least 15 in number are in Sub Area A of Appendix D of the 1983 Development Plan, where in theory there should, be no buildings. Some of the buildings are 'New Industries' ie from outside the district. The remainder are extensions to existing structures. All the structures shown on our drawing are in the range 6 - 8 metres above ground, and the cluster of buildings grouped close to the Naas Dual Carraigeway are effectively higher as ground level Datum is some 9.0 metres above Runway 29 level.

In addition three of the buildings have aerials of approximately 15 m in height on top of the existing structure, and there is also a permanent construction crane over 8 m in height very adjacent to the Flightpath of Runway 29.

The point cannot be overstressed that all of these buildings, many very high structures (inclusive of aerials) have been granted permission for what-ever reasons in this area.

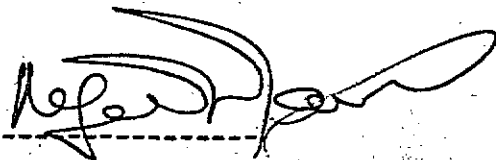
Our clients have an established Light Industrial and Office use granted by Dublin County Council on their site, and the proposal currently under appeal is an extension of that use. As already noted, the existing house, and surrounding trees on the site, are higher than the proposed building, but note levels of our clients site are 1.5 m approximately below runway level. The proposed building is on the Northern side of our site furthest from the flight path of Runway 29.

We cannot conceive or understand why our client should be refused Planning Permission for a relatively small 7 m high building in this area, when all around (all within Sub Area A) are new, much larger and higher buildings and structures which have been granted Planning Permission and have been built.

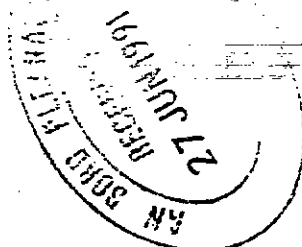
We await a favourable decision from An Bord Pleanála.

Yours faithfully

MCDONNELL & DIXON



NIGEL L JONES



Our Ref: PL 6/5/85742
P.A. Reg. Ref: 91A/153

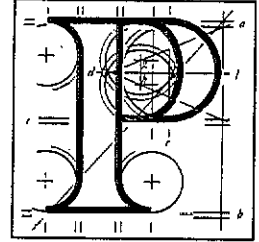
PK

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

R/f
21/6

19 JUN 91
DUBLIN COUNTY COUNCIL

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel: (01) 728011

Date: 18th June 1991.

Appeal re: Erection of new light industrial unit
with offices at Rock House, Baldonnell, County
Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a map
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

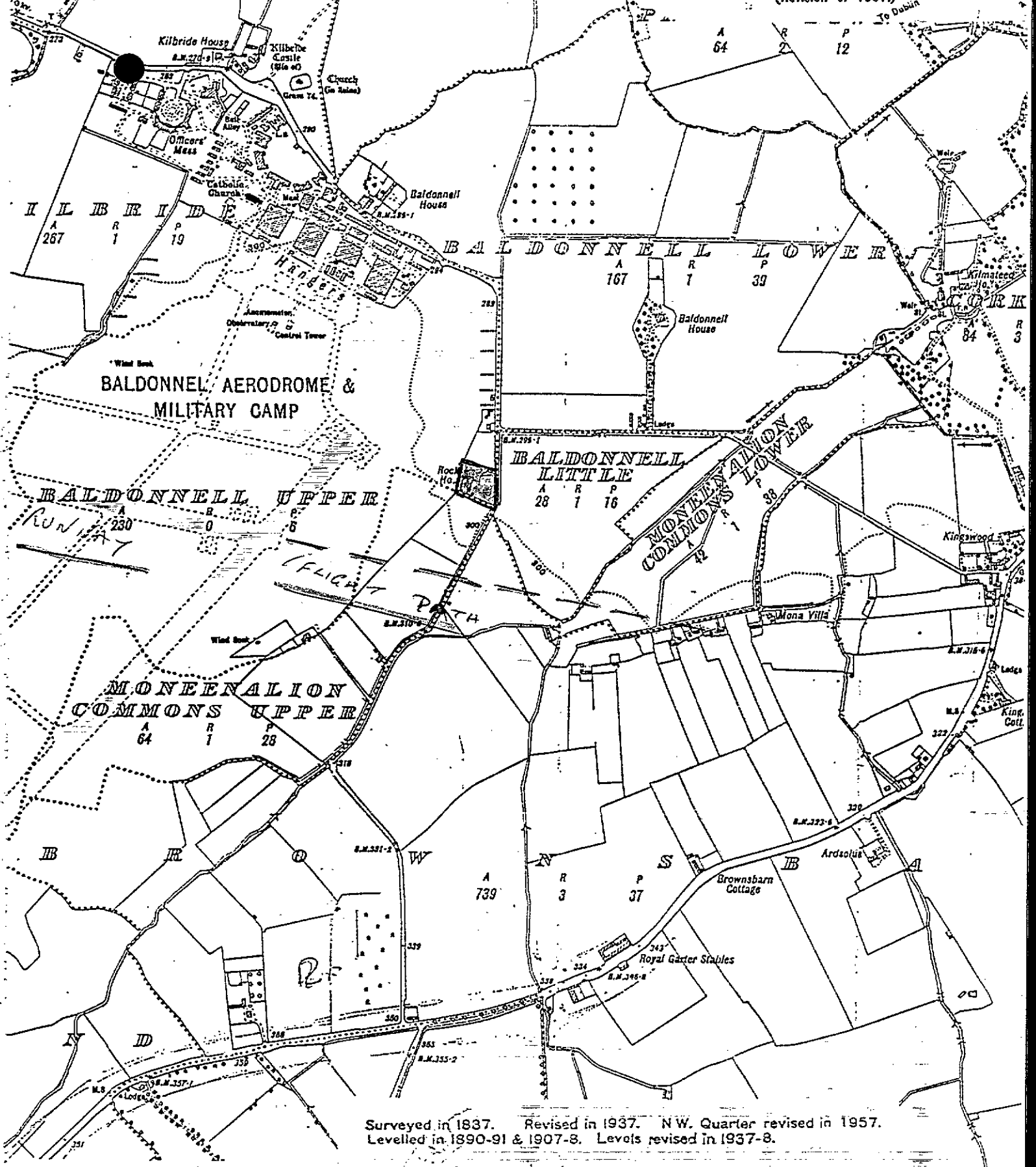
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

22 JUN 1991
PLANNING
CONTROL

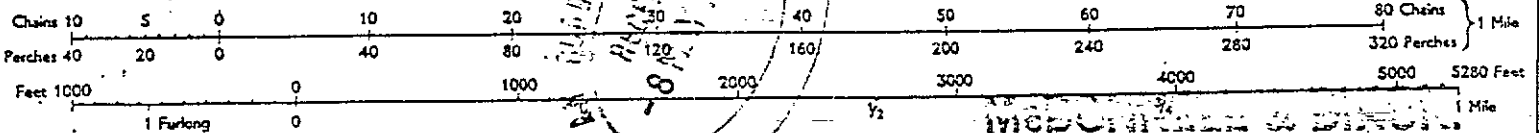
Encl.

BP 555



Surveyed in 1837. Revised in 1937. NW. Quarter revised in 1957.
 Levelled in 1890-91 & 1907-8. Levels revised in 1937-8.

Scale— Six Inches to One Statute Mile or 880 Feet to One Inch = 1:10,560.

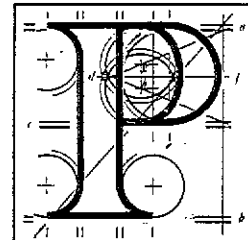


Our Ref: PL. 6/5/85742
P.A. Ref: 91a/153

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Handwritten: b/b

Handwritten: *[Signature]*
An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 31st May 1991

Appeal re: Erection of new light industrial unit
with offices at Rock House Baldonnel, County
Dublin.



Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within twenty-one days
of the date of this letter to ensure that they will
be taken into consideration in the determination of
the appeal.

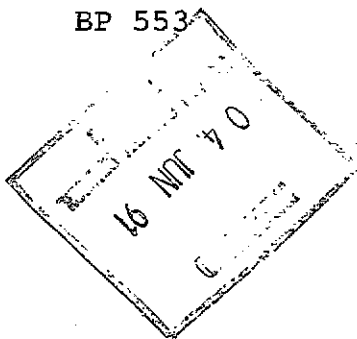
Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Handwritten signature: *Miriam Baxter*
Miriam Baxter.

Encl.

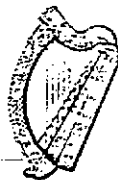
BP 553



Seol aon fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo:—
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

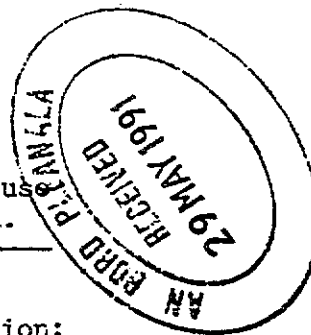
2/50719

Teileafón 01. ~~842788~~ 771881 Ext. 2485

25 May, 1991.

Dear Sir,

Re: Planning Application which might affect the use
of Casement Aerodrome, Baldonnell, Co. Dublin.



I am directed by the Minister for Defence to refer to application:

91A/0153 - O.G.H. Enterprises Ltd., Rock House, Baldonnell.

It is understood that there is an appeal against the refusal of Dublin County Council for permission for this development.

I am to state that the proposed development lies from about 170M to 260M North of the extended centreline to Runway 11/29 opposite that part of the centreline which extends from 350M to 450M East of runway threshold 29. It lies wholly within Sub Area "A" of the protected area around Casement Aerodrome and partly within the approach area to Runway 29.

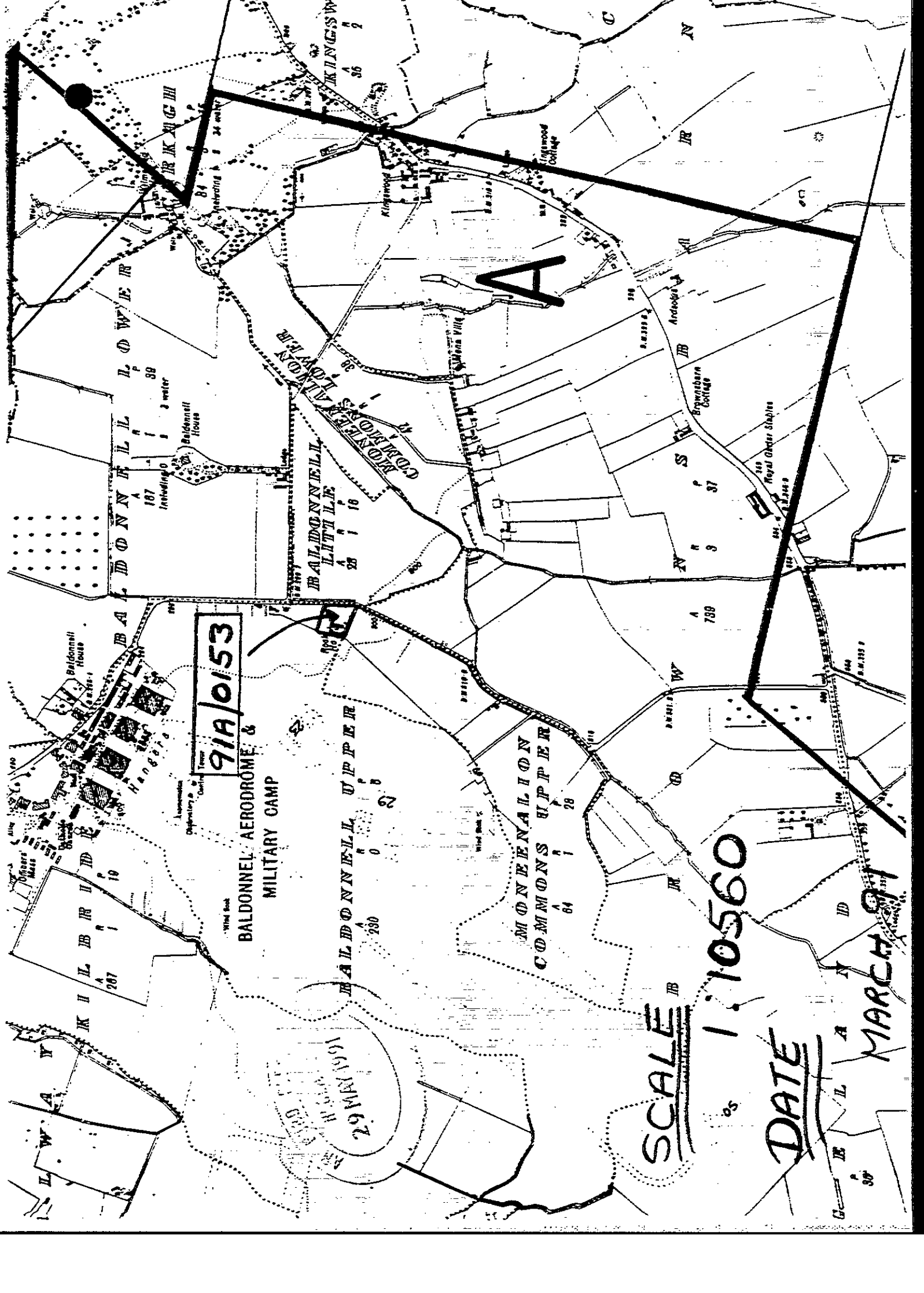
A 1:10560 scale map is attached showing the site.

Objection is seen to this development as it would interfere with the safe operation and development of air traffic at Casement Aerodrome.

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

An Bord Pleanála,
Block 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



91A/0153

BALDONNELL AERODROME & MILITARY CAMP

MINNEALION COMMONS UPPER

SCALE

1:10560

DATE

MARCH 91

RECEIVED 29 MAR 1991

A

BALDONNELL LODGERS

BALDONNELL LITTLE

BALDONNELL HOUSE

BALDONNELL UPPER

MINNEALION COMMONS UPPER

1:10560

DATE

MARCH 91

RECEIVED 29 MAR 1991

A

BALDONNELL LODGERS

BALDONNELL LITTLE

BALDONNELL HOUSE

BALDONNELL UPPER

MINNEALION COMMONS UPPER

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/85742
Our Ref.: 91A/153

20 May 1991

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Proposed erection of new light industrial with offices at Rock House, Baldonnell

Applicant: O.G.H. Enterprises Ltd.

Dear Sir,

With reference to your letter dated 13th May, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 5th February, 1991.
- (4) The plan(s) received from the applicant on 11th February, 1991.
- (6) & (7) A certified copy of Manager's Order P/1479/91, dated 9th April, 1991 together with technical reports in connection with the application.
- (8) For Reg. Ref. 86A/1283 see PL6/5/72857

Yours faithfully,

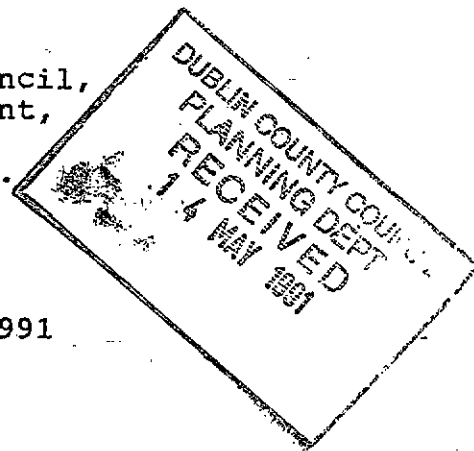
M. Murtagh
for Principal Officer.

Encls.

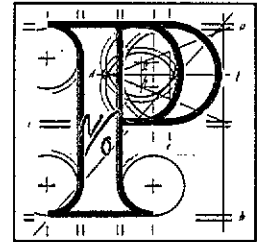
Our Ref: PL 6/5/85742
Your Ref: 91a/153

[Handwritten signature]
[Handwritten initials]
16/5

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



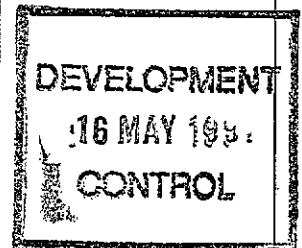
An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 13th May 1991

Planning authority decision re: Erection of new
light industrial unit with offices at Rock House,
Baldonnell, County Dublin.



Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

[Handwritten initials]


Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

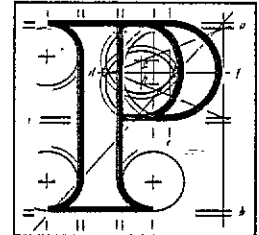


Miriam Baxter.

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

McDONNELL & DIXON

ARCHITECTS ENGINEERS SURVEYORS
TOWN PLANNING CONSULTANTS

20 ELY PLACE DUBLIN 2

TELEPHONES DUBLIN (01) 762379 782064
FAX 766118

R W J TARLETON
FRIAI

IAN N. ROBERTS
MA BA(Arch) BAI
FRICS RIBA CEngFIEI MRIAI
CONSULTANT

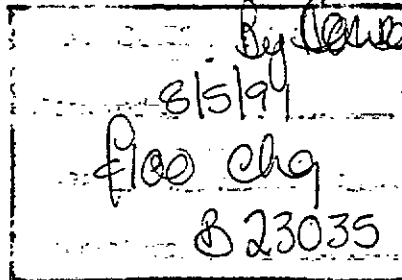
NIGEL L JONES
BA BAI MICE CEngMIEI
MConsEI AssMIPi

Our ref: NLJ/DM/90603

Date: 6th May 1991

Reg Ref No:-91A - 0153

An Board Pleanala
Dublin Corporation
Floor 3 BLock 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1.



RE: LIGHT INDUSTRIAL UNITS, ROCK HOUSE, BALDONNELL:

APPEAL AGAINST PLANNING REFUSAL:

Dear Sirs,

On behalf of our clients, OGH Enterprises Limited we wish to appeal against the decision of Dublin County Council to refuse Permission for additional light industrial units at the above site.

1. Brief History of Site:

The existing buildings of the site have been utilised for light industrial purposes originally for: a. Sale and Maintenance of agriculture equipment for over 30 years. b. In later years since 1970, for light industrial uses.

In 1976 Planning Permission was granted for the replacement of existing storage buildings by a warehouse building which has a max height of 6.5 m. This building was constructed. In 1979 a further permission was granted for an extension at the above building, but this extension has not been built. The present proposal, is for small units to the side of the main premises (see set of drawings attached).

2. Comments on condition of refusal:

A. Condition 1:

We are aware that the location of this site is in an area zoned B, in the current development plan. However our clients have an established Industrial use on their site for over thirty years. The proposed application is to develop an unused portion of their site. It should be noted that in the application, the overall density of the site vis-a-vis site coverage is in the order of 8%, which is far less than that which would be permitted on an Industrial Site.

It is also noted that considerable industrial activity has taken place in the adjoining area in recent years in the area zoned B, and we are at present preparing a drawing showing this development, which we will forward to you in due course. The drawing will show:

- (i) Type of use.
- (ii) Size of buildings.
- (iii) Heights of Buildings.

Contd ...

- 2 -

B. Condition 2:

We are aware that our clients site is situated within 'sub area A' in the area affected by the operation of Casement Aerodrome and partly within the approach to runway 29. However the County Council in recent years have granted permission for a variety of industrial and residential uses in 'sub area A' and the plan presently being prepared for later submission will indicate same.

Our clients proposed site, is to the North of the approach to runway 29 from the East and not directly in line with the runway. However there is an existing permanent tower crane in a contractors plant yard on an adjoining site directly in line with the runway. It is in excess of 8 metres high and would be a far greater potential hazard to aircraft. In relation to our clients site the following should be noted:-

1. A direct approach over our clients site would be heading straight for the control tower of the Casement Aerodrome, and therefore is not an option to a pilot to come this route.
2. A direct approach over our clients site would have to be in excess of 8.3 m above ground level as that is the current height of the chimney of the existing Rock House. It should be noted that our clients site ground level is 1.5m app below runway level.
3. There are also trees on the site which are higher than the proposed building.

C. Condition 3:

Observations of traffic passing along R120, the road adjoining this site, clearly indicates that the road is being used as a through road by 'Roadstone Lorries' and Readymix Concrete trucks coming in the reverse direction, from the concrete batching plant in Lucan. The amount of traffic actually exiting or entering the N7 at either of the 2 junctions is very limited as there is an alternative to Lucan for the other industrial users in the area.

D. Condition 4:

It is our understanding that the exiting septic tank which was approved and passed by Dublin County Council ie holes were dug and percolation tests carried out before construction to cater for the limited office requirements of the proposed development 1976.

3.

We would submit that the proposed development is only an extension of the additional industrial use which has been established over many years on the site and extended by further Grants of Permission by Dublin County Council. The height of the proposed buildings at 7.05mt is less than that of the chimneys of the main Rock House premises and the surrounding trees. The height of the building could be easily reduced to 6.5 m similar to the height of the adjoining building, permission for which was granted by Dublin County Council.

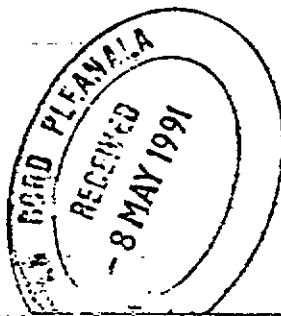
There is a considerable amount of new industrial development taking place in the adjoining area on 'greenfield sites' not an established use, which appear to make a mockery of the proposed County Council zoning and the Casement Aerodrome requirements.

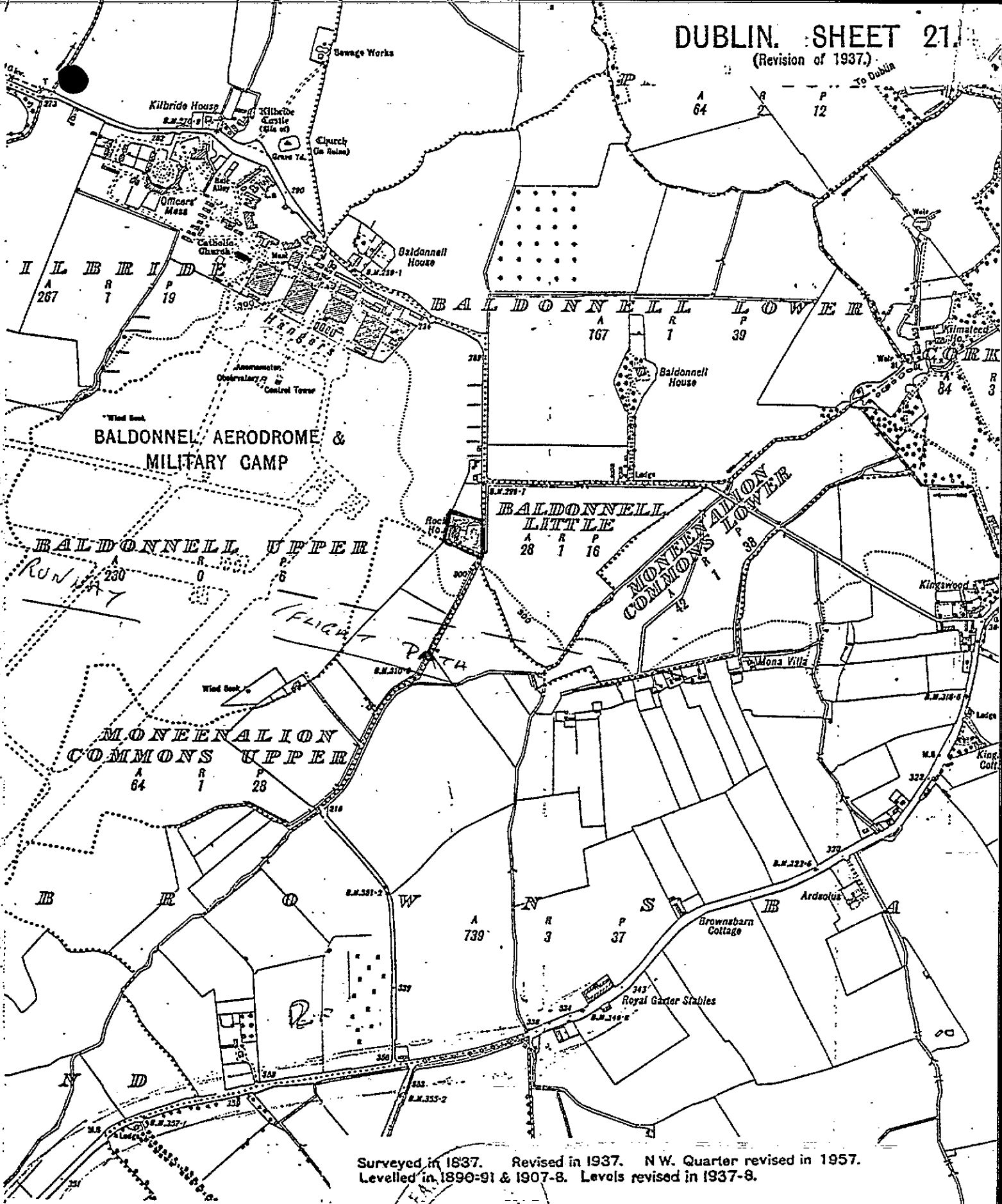
We enclose a cheque fo £100 to cover the cost of the appeal and look forward to a favourable decision form An Board Pleanala in the near future.

Yours sincerely

MCDONNELL & DIXON

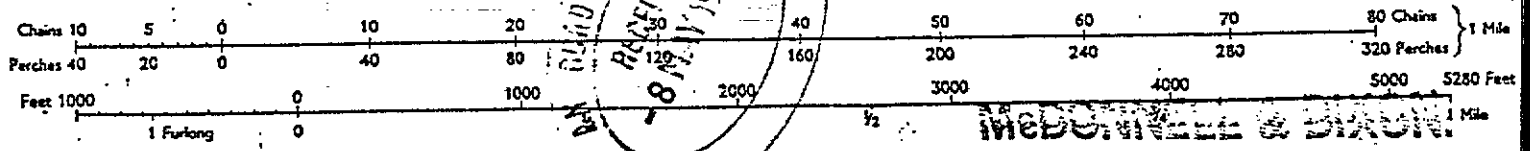

NIGEL L. JONES.

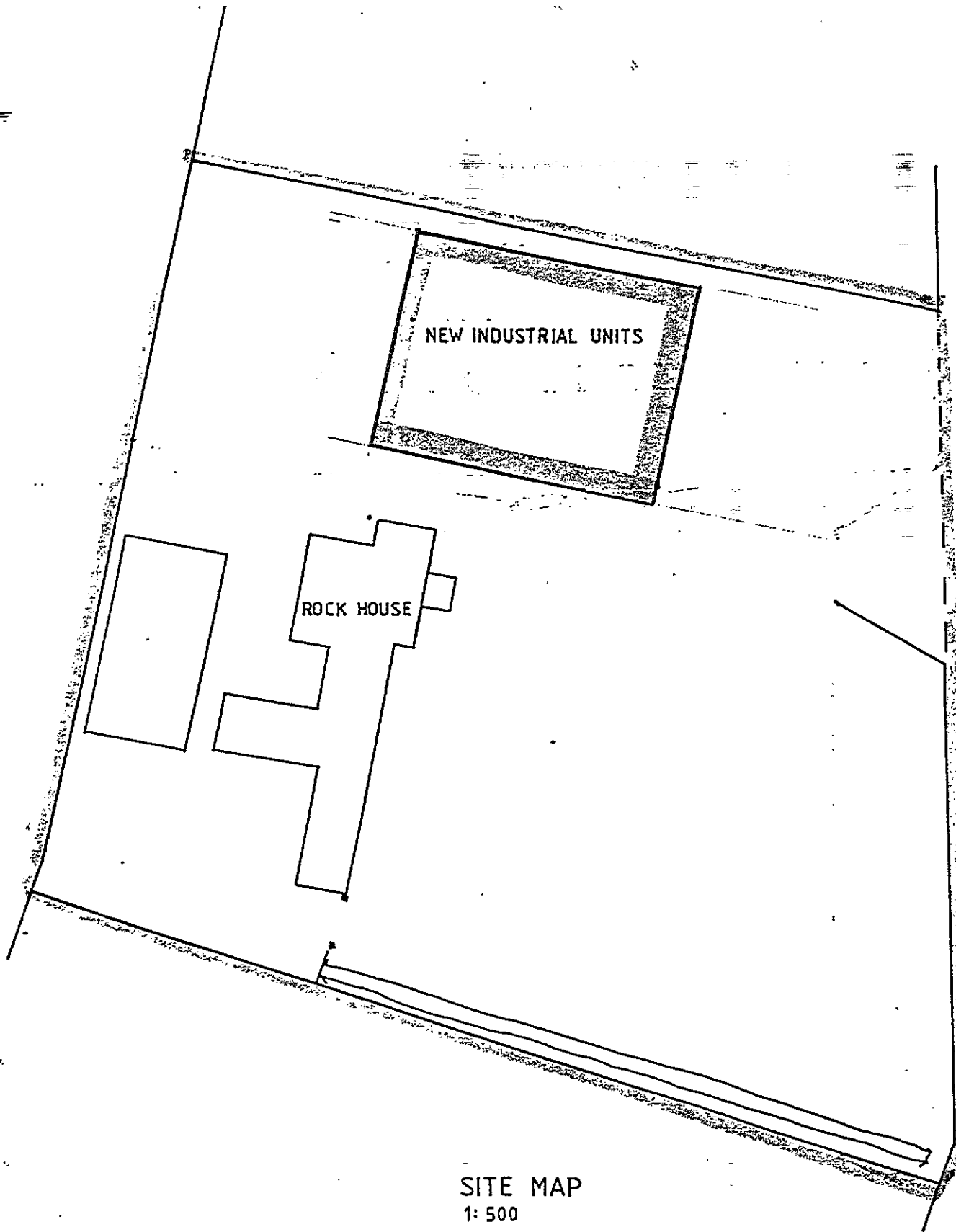




Surveyed in 1837. Revised in 1937. N.W. Quarter revised in 1957.
 Levelled in 1896-91 & 1907-8. Levels revised in 1937-8.

Scale - Six Inches to One Statute Mile or 880 Feet to One Inch = 1:10,560.



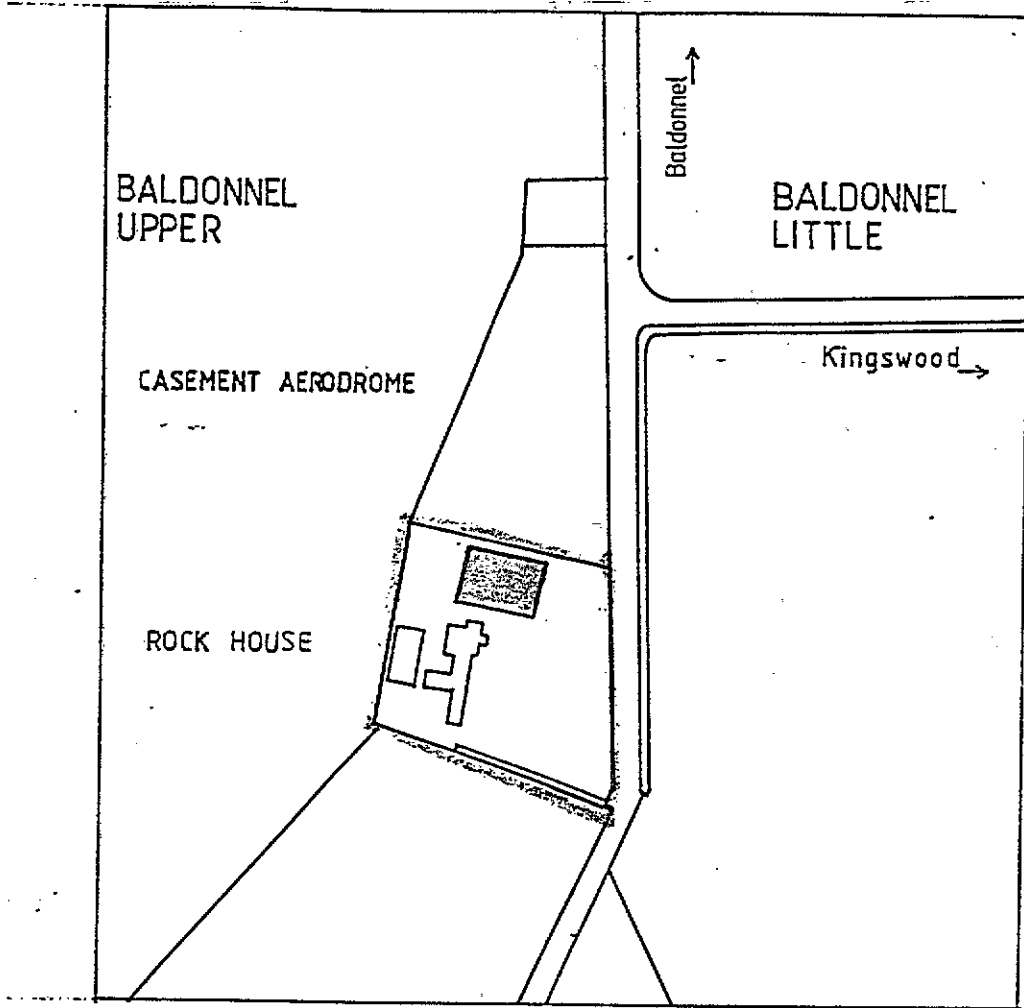


SITE MAP
1: 500

ROCK HOUSE BALDONNEL Co. DUBLIN.

SCALES: 1: 500

DATES: A-JAN '9



O.S. DUBLIN 21-6
1: 2500

1: 2500

McDONNELL & DIXON
ARCHITECTS ENGINEERS SURVEYORS
TOWN PLANNING CONSULTANTS
20 ELY PLACE, DUBLIN 2. TEL. 762379

DRG NO.

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DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~COURT PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To... McDonnell & Dixon, Register Reference No. 91A-0153
..... 20, Ely Place, Planning Control No.
..... Dublin 2. Application Received 11.02.1991
..... Additional Information Received
Applicant O. G. H. Enterprises 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/ 1479/91 dated 09.04.1991 decided to refuse:

~~COURT PERMISSION~~ PERMISSION ~~APPROVAL~~

For... erection of new light industrial unit with offices at Rock House, ...
Baldonnel.
for the following reasons:

1. The proposed site is located in an area zoned B, the objective of which is "to protect and provide for the development of agriculture". The proposed development would materially contravene a development objective indicated in the County ^{Development} Plan for the use primarily of this site for agricultural purposes and so be contrary to the proper planning and development of the area and militate against the preservation of the rural environment.
2. The proposed site is located wholly within sub Area A of the area affected by the operation of Casement Aerodrome, Baldonnel and partly within the approach to runway 29. According to Appendix D of the Dublin County Development Plan, 1983, obstructions of any kind are not permitted within sub area A. The current proposal provides for a development of 7.05 metres at its highest point. This represents an obstruction which would interfere with the safety of aircraft and the safe and efficient navigation thereof. In this regard, An Roinn Casannta have stated that the development would interfere with the safe operation and development of air traffic at Casement Aerodrome.

(Continued)

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER
Date 09.04.1991

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. 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.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0153

Date : 13th February 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Erection of new light industrial unit with offices

LOCATION : Rock House, Baldonnell

APPLICANT : O.G.H. Enterprises Ltd.,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 11th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

McDonnell & Dixon,
20, Ely Place,
Dublin 2.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building ROCK HOUSE
(If none, give description sufficient to identify) BALDONNELL CO. DUBLIN.

3. Name of applicant (Principal not Agent) O.G.H. ENTERPRISES LTD.
Address ROCK HOUSE BALDONNELL Tel. No. 594771/594768

4. Name and address of MCDONNELL & DIXON
person or firm responsible for preparation of drawings 20 ELY PLACE DUBLIN 2 Tel. No. 762379

5. Name and address to which notifications should be sent MCDONNELL & DIXON
20 ELY PLACE DUBLIN 2.

6. Brief description of proposed development PROPOSED NEW LIGHT INDUSTRIAL UNITS 4 AND OFFICE

7. Method of drainage EX. SEPTIC TANK 8. Source of Water Supply EX. WELL

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used. OFFICES - WORKSHOPS AND STORES

(b) Proposed use of each floor OFFICES - WORKSHOPS AND STORES

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11. (a) Area of Site 5779 Sq. m.

(b) Floor area of proposed development 520 Sq. m.

(c) Floor area of buildings proposed to be retained within site 505 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box. NO

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
N/A

15. List of documents enclosed with application.
LOCATION MAP, SITE MAP, PLANS 1/100
IRISH PRESS ADD 5/2/91 FORM AND CHEQUE

16. Gross floor space of proposed development (See back) 520 Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development LIGHT INDUSTRIAL

Fee Payable £ 910.00 Basis of Calculation 520m² at £1.75
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) MCDONNELL & DIXON Date 11/2/91

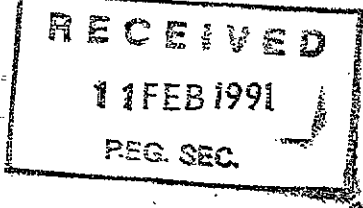
Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0153

Amount Received £ 21-6

Receipt No 21-6

Date 2/2/0



Irish Press 5/2/91

CO. DUBLIN planning permission is being sought for the erection of a new light industrial unit with offices at Rock House, Baldonnell, by O.G.H. Enterprises, Michael Mantau, CO. DUBLIN

910 11/2
N 31238

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPL. New Charges Effective 15/2/88		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	A £55 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	B £30 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	C £5.50 per m ² (min. £70)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	D £1.00 per m ² in excess of 300 sq. metres (min. £70) (max. £300)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	E £200
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	F £9.00 per 0.1 ha. (£70 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			
8.	Petrol Filling Station.	£100.00			
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions See Local Government (Planning and Development) (Fees) Regulations 1984. Min. Fee £30.00. Max. Fee £20,000.

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

if this receipt is not

PAID BY DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

ordered is the prescribed receipt for
No. N 31238

CASH
CHEQUE
M.O.
B.L.
I.T.

£ 910.00

Received this 11th day of February 1991

from O.G.H. Entomology
Rost House
Baldonnell

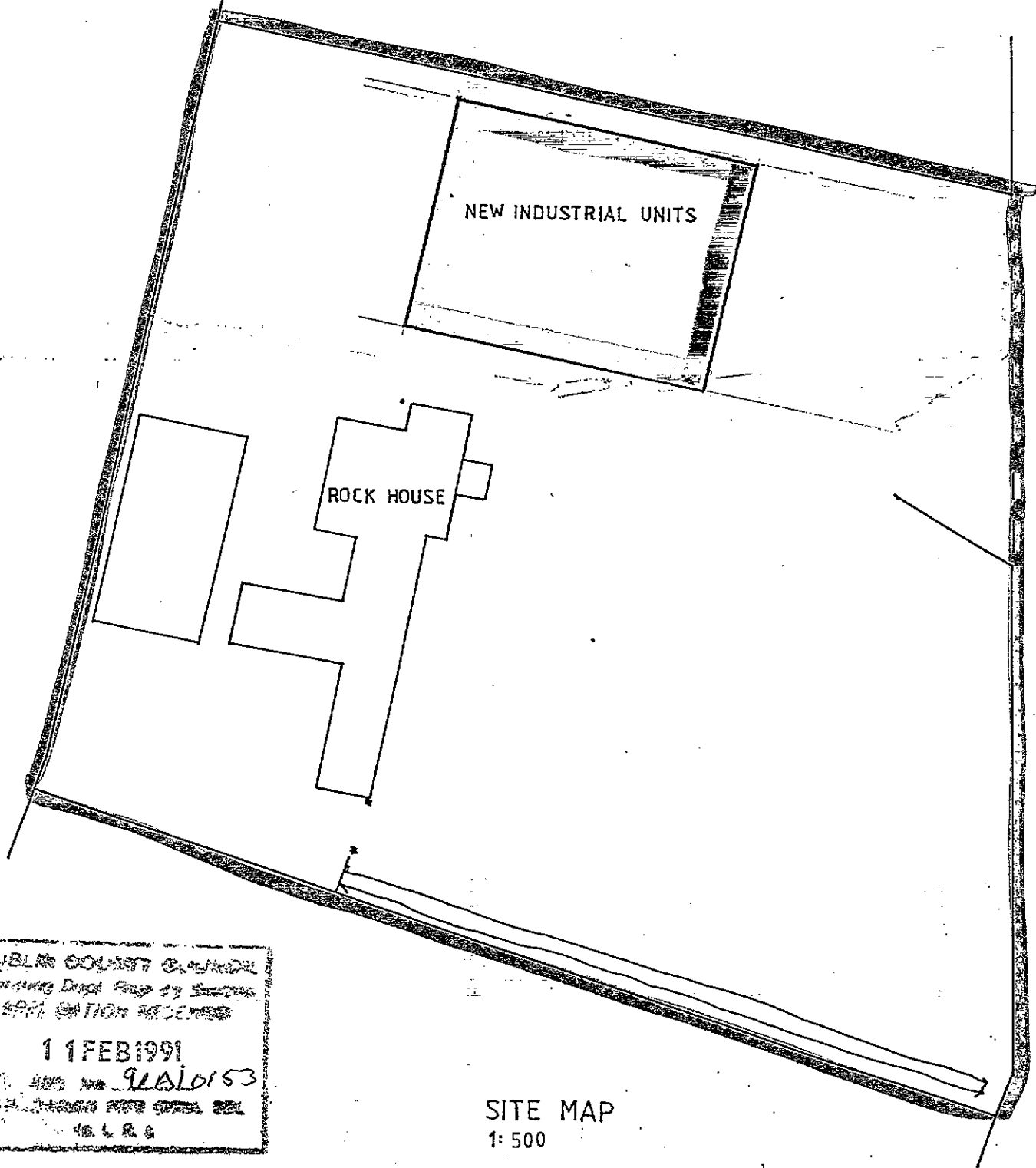
the sum of nine hundred and ten Pounds

planning application at above address

Maureen Deane Cashier

S. CAREY
Principal Officer

Class 4



DUBLIN COUNTY COUNCIL
Planning Dept. Prop. by Statute
APPL. SECTION RECEIVED
11 FEB 1991
APP. NO. 91A/0153
PLANNING DEPT. DUBLIN CO. COUNCIL
D. C. C.

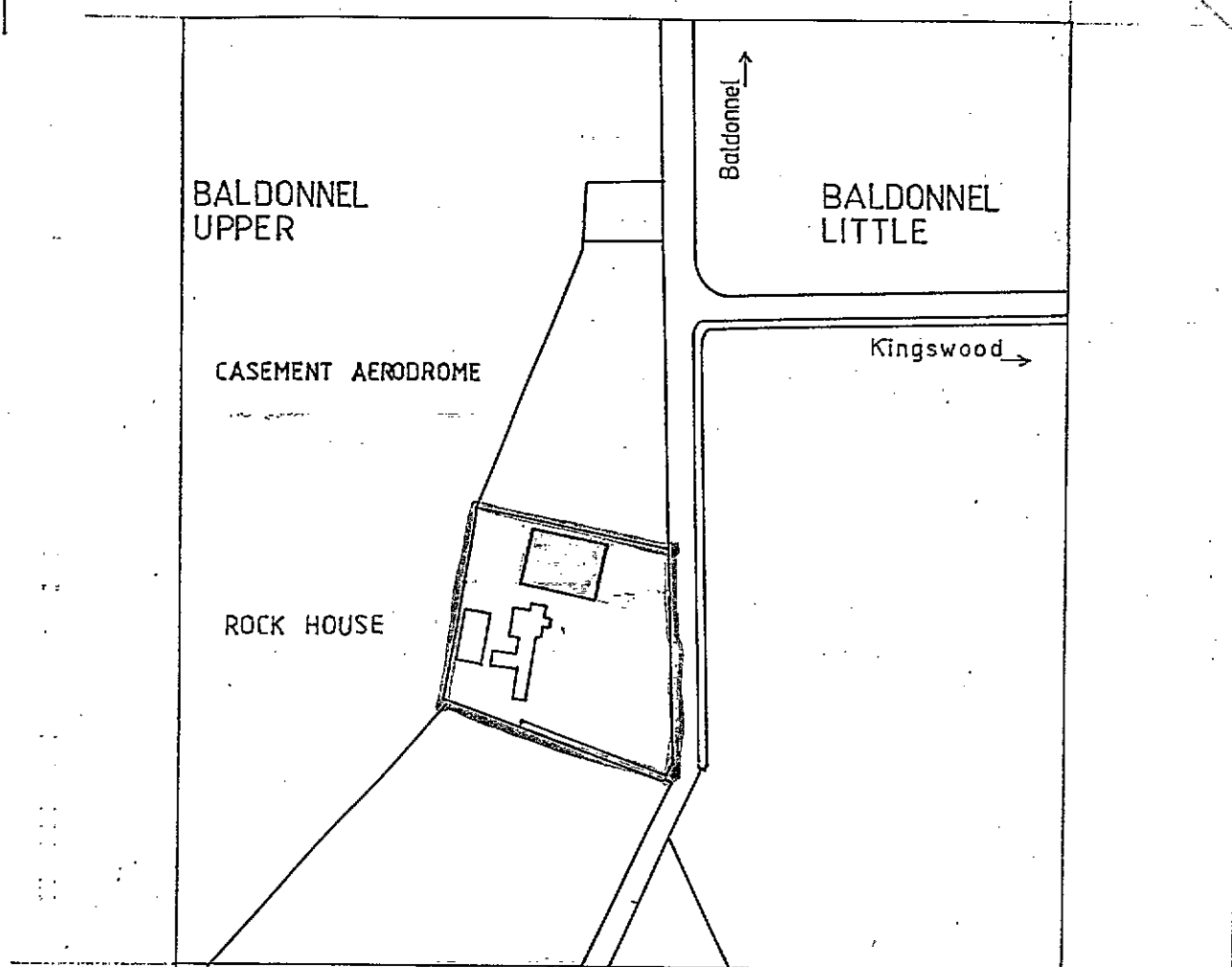
SITE MAP
1:500

ROCK HOUSE BALDONNEL Co. DUBLIN.

SCALES: 1:500

DATES: A-JA

104



O.S. DUBLIN 21-6
1:2500

00 + 1:2500

N '91

McDONNELL & DIXON
ARCHITECTS ENGINEERS SURVEYORS
TOWN PLANNING CONSULTANTS
20 ELY PLACE, DUBLIN 2. TEL. 762379

DRG NO.

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McDONNELL & DIXON

ARCHITECTS ENGINEERS SURVEYORS
TOWN PLANNING CONSULTANTS

20 ELY PLACE DUBLIN 2

TELEPHONES DUBLIN (01) 762379 762064
FAX 766118

R W J TARLETON
FRIAI

IAN N ROBERTS
MA BA(Arch) BAI
FRICS RIBA CEngFIEI MRIAI
CONSULTANT

NIGEL L JONES
BA BAI MICE CEngMIEI
MConsEI AssMIPI

Our Ref: ECG/JF/90603

11th February 1991

Planning Department,
Dublin County Council,
Irish Life Building,
Lower Abbey Street,
Dublin 1.

RE: NEW LIGHT INDUSTRIAL UNIT AT ROCK HOUSE,
BALDONNELL, FOR O.G.H. ENTERPRISES LTD.

Dear Sirs,

We are making an application for Planning Permission only, for the above proposed development on behalf of our clients.

In support of this application we enclose plans, site and location maps, form completed, advertisement in the Irish Press 5/2/91 and a cheque to cover the lodgement fee amounting to £910.00.

If there are any queries relating to this application please contact Mr. Gill at this office.

Yours faithfully

MCDONNELL & DIXON


ERIC C GILL