

**RDF Architects & Planning Ltd.**  
Unit 19, Charleville Town Centre  
Charleville  
Co. Cork

**NOTIFICATION OF DECISION TO REFUSE PERMISSION & REFUSE RETENTION  
PLANNING & DEVELOPMENT ACT 2000 (as amended) AND  
PLANNING REGULATIONS THEREUNDER**

<b>Decision Order No.</b>	<b>0965</b>	<b>Date of Decision</b>	27-Jul-2022
<b>Register Reference</b>	SD21A/0229	<b>Date</b>	23-Jun-2022

**Applicant:**

Chadwicks Group

**Development:**

Retention for 2 bay portal frame, additional floor area to existing industrial unit. Permission for roofing of 2 bay portal frame structure; extension to existing industrial unit; construction of a concrete resurfaced area in main yard; minor internal layout and elevational revisions to existing industrial unit and all associated site works including underground surface water attenuation and related utilities and works.

**Location:**

Heiton Steel, Ashfield, Naas Road, Clondalkin, Dublin

**Time extension(s) up to and including:**

**Additional Information Requested/Received:**

12-Oct-2021, 14-Mar-2022/

**Clarification of Additional Information Requested/Received:**

15-Feb-2022, 23-Jun-2022

**DECISION:** Pursuant to the Planning and Development Act 2000 (as amended), dated as above a decision to **REFUSE PERMISSION & REFUSE RETENTION** is hereby made for the said development for the reason(s) set out on the Schedule hereto.

**REASON(S)**

1. Having regard to the intensification of an existing access which would result from the proposed development, it is considered that the proposed development either by itself or by the precedent which a grant of permission for it would set, would adversely effect the operation and safety of the national road network. The proposed development would therefore be contrary to Section 2.5 of the Spatial Planning and National Roads Guidelines (2012) which seeks to avoid the creation

of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limited greater than 60kph apply. The proposal, if approved, would result in the intensification of an existing direct access to a national road which would be contrary to official policy in relation to control of frontage development on national roads and, therefore, would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would require the removal of approximately 33 No. trees which are in either Good or Fair condition, some of which are outside the redline boundary of the subject site. The Planning Authority consider that the proposed tree removal would have a significant impact on the Arboreal footprint of the subject site and adjacent lands. The development would therefore be contrary to the policies and objectives of the South Dublin County Development Plan 2016-2022, including Section 8.1.0 relating to the Green Infrastructure Network specifically G2 Objective 1, G2 Objective 2, G2 Objective 9 and G2 Objective 13 and Section 8.5.0 G6 Objective 1, Section 9.3.4 HCL15 Objective 3 and Living with Trees - Tree Management Policy 2015-2020. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001 (as amended). Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001 (as amended), have been considered in the determination of this application.

**Register Reference: SD21A/0229**

Signed on behalf of the South Dublin County Council.

Yours faithfully,

*Pamela Hughes* 02-Aug-2022  
for **Senior Planner**

## NOTES

### **(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION**

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications related to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of the Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Planning & Development Regulations, 2001 should be consulted.

### **(A) APPEALS**

1. An appeal against the decision may be made to An Bord Pleanála. The applicant or ANY OTHER PERSON who made submissions or observations to the Local Authority may appeal within FOUR WEEKS beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
1. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. In the case of a third party appeal it must be accompanied by the acknowledgement by the Planning Authority of receipt of the submissions/observations. Appeals should be sent to:
  2. The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.
  3. An Appeal lodged by an applicant/ agent or by a third party with An Bord Pleanála will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
  4. A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a further fee (see 7 (g) below).
  5. A person who is not a party to an appeal must pay a fee to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.
  6. If the Council makes a decision to grant permission/grant permission consequent on a grant of outline permission and there is no appeal to An Bord Pleanála against this decision, PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If any appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION/RETENTION as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanála from 10th December 2007 are as follows:

- (a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development made by the person by whom the planning application was made.  
where the application relates to unauthorised development .....€4.500.00 or €9.000 if an E.I.A.R. is involved
- (b) Appeal against a decision of a planning authority on a planning application relating to commercial development made by the person by whom the planning application was made.  
other than an appeal mentioned at (a)..... €1.500.00 or €3,000.00 if an E.I.A.R. is involved
- (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development other than an appeal mentioned at (a) or (b) .....€660.00
- (d) Appeal other than an appeal mentioned at (a), (b), (c) or (f) .....€220.00
- (e) Application for leave to appeal.....€110.00
- (f) Appeal following a grant of leave to appeal .....€110.00
- (g) Referral .....€220.00
- (h) Reduced fee (payable by specified bodies).....€110.00
- (i) Submission or observations (by observer).....€50.00
- (j) Request from a party for an Oral Hearing .....€50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanála for clarification at

Telephone 01-858 8100