COMHAIRLE CHONTAE ATHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (P DEVELOPMENT) ACT PLANNING REGI	REGISTER REFERENCE		
1. LOCATION	Cooldrinagh, Leixlip.			
2. PROPOSAL	Residential development consisting of 455 houses & associate site works, provision for school & shopping centre & proposed Leixlip by-pass on 60.75 acres.			
3. TYPE & DATE OF APPLICATION	TYPE Date Received (a	Date Furthe) Requested	r Particulars (b) Received	
	P 4.3.1983.	Time ext. up to & incl., 29/7/83	2	
4. SUBMITTED BY	Name Delaney, McVeigh & Pike, Clyde House, 15, Clyde Rd., D/4. and Staff of McKone Estates Ltd.			
5. APPLICANT	Name McKone Estates Lt Address Pineview, Firhous	D/16		
6. DECISION	SION		Notified 15th July, 1983 Effect To refuse permission	
7. GRANT	O.C.M. No.	Notified Effect		
8. APPEAL	Notified 12th Aug., 1983 Type 1st Party			
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				
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uture Print 475588	Co. Accts. Receipt No			

COMHAIRLE CHONTAE ATHA CLIATH

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P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER Cooldrinagh, Leixlip.			REGISTER REFERENCE
					YA,779.
1. LOCATION	Coole				
2. PROPOSAL	site	Residential development consisting of 455 houses & associate site works, provision for school & shopping centre & proposed Leixlip by-pass on 60.75 acres.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	(a) Re	Date Further quested	r Particulars (b) Received
	P	4.3.1983.	1.Time incl	e ext. up to &	2
4. SUBMITTED BY	Name Address	Delaney, McVeigh & Pike,			
5. APPLICANT	Name Address	McKone Estates Pineview, Firh		1	- 4 - 4
	OCM	Pineview, Firhouse Rd., Templeogue, D/16			
6. DECISION	Date	O.C.M. No. PA/1737/83 Date 15th July, 1983		Notified 15th July, 1983 Effect To refuse permission	
7. GRANT	O.C.M. No.		Notified	атире Бетштротоп	
	Date	Date		Effect	
8. APPEAL	Ar Ar		An Bór	ssion refused by rd Pleanala eb., 1984	
9. APPLICATION	Date of			Decision	
SECTION 26 (3)	applicatio	application		Effect	
10. COMPENSATION	Ref. in Co	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Er	Ref. in Enforcement Register			
12. PURCHASE NOTICE			<u> </u>		
13. REVOCATION or AMENDMENT					
14.	 		<u> </u>	<u> </u>	
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Prepared by	*********	Copy issued by			Registrar.
Checked by	**********			*************************************	
uture Print 475588		Co. Accts. Receipt No	*************	##*# T.	••••••••••••••••••••••••••••••••••••••

DEVETO (FAC) ACTS, 1963 County Dublin

Planning Register Reference Number: Y.A. 779

APPEAL by McKone Estates Limited of Pineview, Firhouse Road, Templeogue, Dublin and by Weston Limited of Leixlip, County Kildare, and others, against the decision made on the 15th day of July, 1983, by the Council of the County of Dublin to refuse permission to the said McKone Estates Limited for residential and ancillary development on a site at

PT 7 harring

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

- 1. The site is located in an area where it is the objective of the planning authority, as expressed in the Dublin County Development Plan, to protect and provide for the development of agriculture. It is also the policy of the planning authority that the individual identity of towns such as Lucan/Clondalkin be protected and promoted through the delineation of visual breaks between the towns provisions of the plan reasonable in this case and that the proposed development would be contrary to the proper planning and development of the area because it would militate against the preservation of the rural environment and because the area of land in existing agricultural use which defines and separates Lucan from Leixlip would be seriously reduced thereby and this pattern of development, if continued, would lead to the gradual coalescing of
- 2. The Board is of the opinion that the aerodrome use in the vicinity. an existing and established use more appropriate to this green belt area, would be prejudiced by the carrying out of the proposed
- 3. In view of the stated unwillingness of Kildare County Council to facilitate the draining of the proposed development to their sewage treatment works, in the absence of a drainage agreement between Dublin County Council and the said Kildare County Council, the Board considers that there are no sewerage facilities available to serve the proposed development.
- 4. There is no spare capacity available at present in the Leixlip sewage treatment works to cater for the proposed development which would therefore be premature having regard to the existing deficiencies in the provision of sewerage facilities and the period within which such deficiencies may reasonably be expected to be made

that major road proposals for this area have not yet been finalised.

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

Dated this 8 day of Jehner 1984.

DUBLIN COUNTY COUNCIL

řel. 724755 (ext. 262/264)

8.

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

NOTIFICATION OF A DECISION TO REFUSE: PERMISSION:

	LOCAL GOVERNMENT (PLANNING AN	
	To	Register Reference No
	Pine View.	Planning Control No
		Application Received 4.3.83 Mat. Contra. Not. dated: 17.5.83
	Templeogue, DUBLIN 16.	Additional Information Received
	Applicant McKone Estates Ltd.	TIME DATE OF TOOL BY 1 100 TO THE TOTAL OF T
	In pursuance of its functions under the above-mentioned Active County Health District of Dublin, did by order, P/1	
	CONTRACTOR PE	
sch Lei way	residential development consisting of 455 hoof and a shopping centre and for the proposed ixlip with drainage to the Leixlip main outfall y of sewers through Roseville, Leixlip, for the following reasons:	houses and associated site works provision for Leixlip By-mass on 60.75 acres at Cooldrinagh sever at Toll House, Leixlip, Co. Kildare by
1.	The proposed development would be located in for the development of agriculture" in the 198 development would be contrary to this moning o planning and development of the area and mili environment.	3 County Development Plan. The proposed bjective and thereby contrary to the proper
2.		serve the proposed development.
3.	Ma evidence has been submitted to indicate the connection to their foul sever system.	at Kildare County Council will permit a
4.	The proposed development would be premature be in the provision of sewerage facilities and to may reasonably be expected to be made good.	
5.	There is no public piped water available to s	erve the proposed development.
6. 1	The proposed development would be premature by the provision of public piped water sacilitie such seficiency may reasonably be expected to	reason of the said existing deficiency in s in the area and the period within which
7.	Insufficient details of surface water drainag	e have been submitted.
В.	While the application makes provision efor/re with the latest design Drg. No. RD 451/1C, pr development would be premature pending the fir and the Department of the Environment. In par pending finalisation of details as to how the	nal approval of this design by the Countil ticular the development would be premature Cooldrinagh Road/Leixlip/By-pass junction
	Signed on behalf of the Dublin County Council for	
	Date	15th July, 1983.
	NOTE: (1) An anneal against the decision may be made to An	Bord Pleanala by the applicant within one month from the date

of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and shauld be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or ent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty 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.

FUTURE PRINT LTD.

DUBLIN COUNTY COUNCIL

ei. 724755 (ext. 262/264)

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10.

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

NOTIFICATION OF A DECISION TO REFUSE: PERMISSION:

Pine View, Pine View, Pine View, Planning Control No. Pirhouse Road, Templeogue, Bublin #6. Pine View, Planning Control No. Pirhouse Road, McKone Estates Ltd. Applicant. McKone Estates Ltd. PERMISSION Applicant. McKone Estates Ltd. Applicant. McKon	LOCAL GOVERNMENT (PLANN	NING AND DEVELOPMENT) ACTS, 1963-82
Templeague, Dublin 76. Received 1.7.5.83 Additional Information Received 1.7.5.83 Additional Information Received 1.7.5.83 Additional Information Received 1.7.5.83 Additional Information Received 1.7.5.83 Applicant Received 1.7.5.83 In pursuance of its functions under the above-mentisped across to Inne Ext. Up To: 29.7.83 In pursuance of its functions under the above-mentisped across to Inne Ext. Up To: 29.7.83 In pursuance of its functions under the above-mentisped across to Inne Ext. Up To: 29.7.83 In pursuance of its functions under the above-mentisped across to Inne Ext. Up To: 29.7.83 In pursuance of its functions under the above-mentisped across to Inne Ext. Up To: 29.7.83 In pursuance of its functions under the above-mentisped across to Inne Ext. Up To: 29.7.83 In pursuance of its functions under the above-mentisped across and associated site verks provision in the County Health District of Dublin, dated Inne Inne Inne Inne Inne Inne Inne In	Pine View,	
Templeogue, Dublin 16. Additional Information Received. Time Ext. Up To:- 29.7.83 Applicant McKone Estates Ltd. Applicant McKone Estates Ltd. Applicant McKone Estates Ltd. In pursuance of its functions under the above-mentiogogaty the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ Detailed to refuse: With Provided McKone Estates Ltd. In pursuance of its functions under the above-mentiogogaty the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ Detailed McKone Estates Ltd. PERMISSION AGENTARY residential development consisting of 455 houses and associated site works provision if a chical and a chopping venture and for the proposed Heisitip Dy-pass on 60.75 acres at Cooldring and the Heisitip Estates Learning of the Heisitip Estates and Security Council Heisitip Estates and Security Estates and Security Council Estates will be treated regarding grade spearation of the closure of the two sections of the Cooldrinagh Road with a pedestrian over bridge, should the junction be grade separated and the Learning Estates and Learning Estates L	Firhouse Road.	Planning Control No.
In pursuance of its functions under the above-mentioned acts, the Dubin County Council, being the Planning Authority for the County Health District of Dubin, did by order, P. 171373 Dubin County Council, being the Planning Authority for the County Health District of Dubin, did by order, P. 171373 Dubin County Council, being the Planning Authority for the County Health District of Dubin, did by order, P. 17137 Dubin County Council, being the Planning Authority for the County Health District and for the Proposed Leixlip By-pass on 60.75 acres at Cooldrings scaked and as shepping centre and for the proposed Leixlip By-pass on 60.75 acres at Cooldrings for the following reasons: will be treated regarding grade spearation of the closure of the two sections of the Cooldrinagh Road with a pedestrian over bridge, should the junction be grade separated and the Leixlip By-pass be developed in out: The applicants proposal to run a gravity sever from the forthern end of Cooldrinagh Road with a pedestrian over bridge and the surface of the continuation of the proposed levels would be required for Roads A and J; Sides 301-106 might have to be adjusted to make allowance for an embankment for the overbridge and the surface of the continuation of the southern section of the site being isolated from the community facilities which would serve the development. The proposed location of the access to Road A within 120ft. of the existing Cooldrinagh Road/Slige Road [NA] junction is unacceptable and does not meet County Council Standards in relationship junction separation. The proposed location of the public open space is fragmented into a number of units. It is totally unacceptable to the Planning Authority and does not take cognisance of the site. A detailed tree survey of the site has not been submitted and insufficient areas of suitable public open space are passoned within the development. Strips of open space are not considered to form part of suitable public open space. Houses backing onto public open space are unsatisfa	Templeogue, Dublin #6.	Application Received 4.3.83 Nat. Contra. Not. dated: 17.5.83
residential development considing of 455 houses and associated site works provision is school and a shopping centre and for the proposed Leixlip By-pass on 60.75 acres at Cooldrinage of the Leixlip main outfall sewer at Tof House, Leixlip, Co. Kildare by the Revers through Rosevills, Leixlip. The proposed Leixlip By-pass on 60.75 acres at Cooldrinage of the following reasons: will be treated regarding grade spearation of the closure of the two sections of the Cooldrinagh Road with a pedestrian over bridge, should the junction be grade separated and the Leixlip By-pass be developed in cuti- The applicants proposal to run a gravity sever from the forthern end of Cooldrinagh Road southwards could be jeopardised; Revised plans and levels would be required for Roads A and J; Sites 301-106 might have to be adjusted to make allowance for an embankment for the overbridge and A revised drainage and water main layout for the development would have to be prepared should Cooldrinagh Road be closed to through traffic with a pedestrian over bridgest facilities which would serve the development. The proposed location of the access to Road A within 120ft. of the existing Cooldrinagh Road/Sligo Road [NA] junction is unacceptable and does not meet County Council Standards in relationsh to junction separation. The proposed layout of the public open space is fragmented into a number of units. It is totally unacceptable to the Planning Authority and does not take cognisance of the contours on the site or the splendid views and wooded areas which area a feature of the site totally unacceptable to the Planning Authority and does not take cognisance of the contours on the site or the splendid views and wooded areas which area a feature of the site totally unacceptable to the Planning Authority and does not take cognisance of the contours on the site or the splendid views and wooded areas which area a feature of the suitable public open space are proposed within the development. Strips of open space are not considered to form pa		Manufacture internation received
residential development considing of 455 houses and associated site works provision is schools and a shopping centre and for the proposed Leixlip By-pass on 60.75 acres at Cooldring with drainage to the Leixlip and outfall sewer at Tool House, Leixlip, Co. Klidare by the through Rosevills, Leixlip. Co. Klidare by the through Rosevills, Leixlip. Co. Klidare by the Leixlip By-pass be developed in cuti- The spelicants proposal to run a gravity sewer from the forthern end of Cooldrinagh Road southwards could be jeopardised; Revised plans and levels would be required for Roads A and J; Sites 301-106 might have to be adjusted to make allowance for an embankment for the overbridge and A revised drainage and water main layout for the development would have to be prepared should Cooldrinagh Road be closed to through traffic with a pedestrian over bridgess facilities which would serve the development. The proposed location of the access to Road A within 120ft. of the existing Cooldrinagh Road/Sligo Road [N4] junction is unacceptable and does not meet County Council Standards in relationship junction separation. The proposed layout of the public open space is fragmented into a number of units. It is totally unacceptable to the Planning authority and does not take cognisance of the contours on the site or the splendid views and wooded areas which area a feature of the site. A detailed tree survey of the site has not been submitted and insufficient areas of soil able public open space are pushosed within the development. Strips of open space are not considered to form part of suitable public open spaces. Houses backing onto public open space are unsatisfactory. Signed on behalf of the Dublin County Council	decided to refuse;	andria de la companya de la company La companya de la co
of period drainage to the Lawlin main outfall sever at Toyl House, Leixlin, Co. Kildare by the following reasons: will be treated regarding grade spearation of the closure of the two sections of the Cooldrinagh Road with a pedestrian over bridge, should the junction be grade separated and Cooldrinagh Road with a pedestrian over bridge, should the junction be grade separated and the Leixlip By-pass be developed in cut: The applicants proposal to run a gravity sever from the forthern end of Cooldrinagh Road southwards could be jeopardised; Revised plans and levels would be required for Roads A and J; Sites 301-106 might have to be adjusted to make allowance for an embankment for the overbridge and v) A revised drainage and water main layout for the development would have to be prepared, should Cooldrinagh Road be closed to through traffic with a pedestrian over bridgess facilities which would serve the development. The proposed location of the access to Road A within 120ft. of the existing Cooldrinagh Road/Sligo Road [Na] junction is unacceptable and does not meet County Council Standards in relationant junction separation. The proposed layout of the public open space is fragmented into a number of units. It is totally unacceptable to the Planning anthority and does not take cognisance of the contours on the site or the splendid views and wooded areas which area a feature of the site A detailed tree survey of the site has not been submitted and insufficient areas of not considered to form part of suitable public open space. Houses backing onto public open space are unsatisfactory. Signed on behalf of the Dublin County Council **Total PRINCIPAL OFFICER** Date/Contd. **Signed on behalf of the Dublin County Council/Contd.**	OUTCINE PERIORSION	PERMISSION APPROVINCE
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Houses backing onto public open space are unsatisfactory. Signed on behalf of the Dublin County Council for PRINCIPAL OFFICER Date 15th July, 1983.	contours on the site or the splendid views site. A detailed tree survey of the site I suitable public open space are pusposed wi not considered to form part of suitable pu	and wooded areas which area a feature of the has not been submitted and insufficient areas of ithin the development. Strips of open space are while open space.
Signed on behalf of the Dublin County Council	Houses backing onto public oner grace and	anna mandadi malla a a a
for PRINCIPAL OFFICER Date 15th July, 1983.	Signed on behalf of the Dublin County Council	
Date 47th duly, 1985.		for PRINCIPAL OFFICER
NOTE: (1) An appeal project the decision was to be a feet to the second		A WALL TO SAME

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall 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, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or pent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty 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.

FUTURE PRINT LTD.

DUBLIN COUNTY COUNCIL

iel. 724755 (ext. 262/264)

13.

15.

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

NOTIFICATION OF A DECISION TO REFUSE:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-82

- McKone Estates Itd		VA 7776	
To McKone Estates Ltd.	Register Refer	ence No 	
Pine View,	_		_
Firhouse Road,	Application Re	ceived 4.3.82 R. Not. dated:	7.5.83
Templeogue, Dublin 16,	Additional Info	rmation Received	THE STATE OF THE PROPERTY OF T
Applicant McKone. Estates Ltd			a remained a remained and a mineral program of the second
In pursuance of its functions under the above-mentioned Act the County Health District of Dublin, did by order, P.4.1737, decided to refuse:	ts, the Dublin Co.	unty Council, being the	Planning Authority for 5th July, 1983.
QUEVINE X7500X155XQQ	ERMISSION	ARRAXAK	
For residential development consisting of 4 col and a chopping centre and for the proposition with drainage to the Leiglin main outfall for the following reasons:	ed Leixlin By	7-pass on 60.75	acres at Cooldrinach
Insufficient acceptable Class 1, public open development by Development Plan Standards.	space has be	een provided to	serve the
The location of the school site within the dathority in that it is located in an area with an unsatisfactory site for the development of	here the com	unacceptable tours of the lar	to the Planning d would make it
the developers have not satisfactorily indicates proposed. Additionally the location of the to access and contours.	ted the neces e shopping si	sity for the shite is unactisfs	opping development ctory in relation
The preproposed development would materially permission of the Minister for Local Government that the applicant has not entered into an apof Dublin And the Council of the County of Kiwater piped drainage arrangements including treatment works at Leixlip.	ent dated 14. greement with ildare regard	3.77 (Order No. both the Counc ling the foul sew	PL 6/5/35587), in il of the County age and surface
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			18
Signed on behalf of the Dublin County Council for	PRINCIPAL OFFIC	CÉR	

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall 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, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or the first with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty 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.

Date . 15th July, 2983.

FUTURE PRINT LTD.

26th April, 1983.

Mr. E. McKone,
McKone Estates Ltd.,
Pineview,
Firhouse Road,
Templeogue,
Dublin 16.

Re: Proposed residential development consisting of 445 houses and associate site works provision for a school and shopping centre and for the proposed Leixlip By-Pass on 60.75 acres at Cooldrinagh. Leixlip, with drainage to the Leixlip main outfall sewer at Tool House, Leixlip, by way of sewers through Roseville, Leixlip for McKone Estates Ltd.

Dear Sir.

With reference to your planning application received here on 4/3/*83, (letter for extension period received 25/4/*83), 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 Mection 26 has been extended up to and including the 29/7/'83.

Yours faithfully,

for Principal Officer