

DUBLIN COUNTY COUNCIL

Telephone 724755
Fax 72/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

To;

..... **A.J. Purcell & Assocs.**,
..... **13 Anglessea, Street**,
..... **Dublin 2**,

Register Reference No..... **YA 778**
Planning Control No.....
Application Received..... **4/3/83**
Additional Inf. Recd.....

APPLICANT **Tern Houses (Brennanstown) 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/**4/1231/83**..... dated **28/4/83**..... decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For..... **site work and 672 dwellings at Ballyowen, Lucan**,

for the following reasons:

1. The proposed density of the development, being in excess of 18 houses to the acre is contrary to the county Councils policy as expressed in the Development Plan and would result in substandard development which would be contrary to the proper planning and development of the area and seriously injurious to the amenities of the area.
2. Inadequate public open space has been indicated to serve the development as proposed which would result in inadequate amenities for the residents of the ~~pro~~ proposed dwellings.
3. The entire development proposed consists of dwellings which can accommodate 4 persons or less. This would represent an excessive number of small dwellings concentrated in one area and would be contrary to the proper planning and development of the area and seriously injurious to the amenities of the area.
4. The one bed bungalow house type proposed is substandard in that it does not conform with ~~local~~ Local Authority minimum room sizes in relation to the proposed bedroom.
5. The proposed development would endanger public safety by reason of a traffic hazard in that it would result in a large volume of traffic turning movements on the inadequate road system serving the site.
6. The proposed development would endanger public safety by reason of a traffic hazard because of the provision of terrace housing along the Ash Road and Earlsfort Road which would lead to roadside parking.

Contd./.....

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date..... **28th April, 1983**.....

An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of notification by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal must be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Dublin 1, and ~~not~~ 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.

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7. The number of houses proposed is excessive in an area without an internal distributor road system.

8. It is the opinion of the Planning Authority that the development of these lands cannot proceed without the construction of the major road network in the area being developed at the same time. This major road network can only be financed by financial contributions from developers, such as the applicant, towards the construction of the major roads. The applicant does not refer to this matter but on earlier applications has indicated that he is not prepared to make contributions which in the opinion of the Planning Authority are appropriate to the development of this site.

9. There are matters of details which are unsatisfactory to the Sanitary Services Engineer.

10. The Action Plan for this area has not yet been finalized. The proposed development is premature pending the completion of the Action Plan for the area.