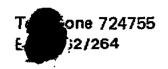
DUBLIN COUNTY COUNCIL



PLANNING DEPARTMENT

Block 2 Irish Life Centre Lower Abbey Street Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

PERMISSION:

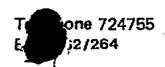
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

То;		•
	Register Reference No.	YA.778
	Planning Control No	
Dublin.2	Application Received.	4/3/83
	Additional Inf, Recd	*****************
APPLICANT .Tern.Houses.(Brennanstown)		
In pursuance of its functions under the above mention		il, being the Planning Authority for the
County Health District of Dublin, did by order, P/	1231/83 dated	28/4/83
decide to refuse:	PERMISSION	APPROVEN
For site work and 672 dwelling		
for the following reasons:		
i. The proposed density of the devel is contrary to the county Councils p result in substandard development wh development of the area and serious!	ich would be contrary to y injurious to the amenia	the proper planning and ties of the area.
2. Inadequate public open space has which would result in inadequate ame dwellings.	been indicated to serve tenities for the residents	the development as proposed of the pre proposed
3. The entire development proposed or less. This would represent an exone area and would be contrary to the seriously injurious to the amenities	cessive a number of amain ne proper planning and de- n of the area.	velopment of the area and
4. The one bed bungalow house type I with keest Local Authority minimum	room sixes in relation to	rue brobased negrooms
5. The proposed development would en in that it would result in a large road system serving the site.	ndanger public safety by a volume of traffic turning	reason of a traffic hazard g movements on the inadequat
6. The proposed development would en because of the provision of terrace would lead to roadside parking.	housing along the Ash Ro	and Earlhight Read Which
	•	Contd./
Signed on behalf of the Dublin County Council	for PRINCIPAL OFFICER	
	Date28th.April	

An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of t by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal 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 proposace the constraint. 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

DUBLIN COUNTY COUNCIL



PLANNING DEPARTMENT

Block 2 Irish Life Centre Lower Abbey Street Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

PERMISSION:

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

To;	u je rt eri Š	
	Register Reference	NoYA.778
	. Planning Control No),
Dublin .2	Application Receive	d4/3/83
	Additional Inf. Reco	d
APPLICANT . Term . Houses . (Brennanstown) . Ltd.	· · · · · · · · · · · · · · · · · · ·	
In pursuance of its functions under the above mentioned A	acts the Dublin County Cou	incil, being the Planning Authority for the
County Health District of Dublin, did by order, P/A/-1231,	/83 dated	28/4/83
decide to refuse:	PERMISSION	ACCRECACIONA
Forsite work and 672 dwellings at	Ballyewen, ·lucan.	
for the following reasons:		
1. The proposed density of the development is contrary to the county Councils policy result in substandard development which development of the area and seriously in	y as expressed in t would be contrary t jurious to the amer	to the proper planning and nities of the area.
2. Inadequate public open space has been which would result in inadequate amenitiduellings.	indicated to serve es for the resident	the development as proposed to of the pre proposed
3. The entire development proposed consi- or less. This would represent an excess one area and would be contrary to the pr- seriously injurious to the amenities of	oper planning and o the area.	development of the area and
4. The one bed bungalow house type proposith keest Local Anthority minimum room	sed is substandard	in that it does not conform to the proposed bedroom.
5. The proposed development would endang in that it would result in a large volu- road system serving the site.	er public safety by me of traffic turn	y reason of a traffic hazard ing movements on the inadequate
6. The proposed development would endang because of the provision of terrace house would lead to roadside parking.	ing along the Ash	Road and Exclaiore most which
Signed on behalf of the Dublin County Council	•	Contd./
Signed on behalf of the Dublin County Council	for PRINCIPAL OFFIC	ER
	Date 28th Ant	

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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 mappropriate to the a 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.