COMHAIRLE CHONTAE ATHA CLIATH

	P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976			REGISTER REFERENCE		
-		PLANNING REGISTER				YA/758	
	1. LOCATION	Ballyowen, Lucan, Co. Dublin. Site works and 601 dwellings					
	2. PROPOSAL						
	3. TYPE & DATE OF APPLICATION	TYPE	Date Received	(a) Rec		r Particulars (b) Received	
		A	4th March, 1983			2	
	4. SUBMITTED BY	Name A. J. Purcell & Assocs., Address Architects, 13, Anglesea St., Dublin 2. Name Tern Houses, Ltd., Address Lonsdale House, Avoca Ave., Blackrock, Co. Dublin.					
	5. APPLICANT						
	6. DECISION	O.C.M Date	. No. PA/1233/83 26th April, :	1983		April, 1983 refuse approval	
	7. GRANT	O.C.M.	. No.		Notified Effect	-	
	8. APPEAL	Notifie Type		_	Decision ITHDRAWN Effect		
	9. APPLICATION SECTION 26 (3)	Date of application			Decision Effect		
7	0. COMPENSATION	Ref. in Compensation Register					
11. ENFORCEMENT		Ref. in Enforcement Register					
	2. PURCHASE NOTICE		t.				
	3. REVOCATION or AMENDMENT		:				
1	4.						
1	5.						
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AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: Y.A. 758

WHEREAS

- 1. On the 4th day of March, 1983, Tern Houses (Brennanstown) Limited, of Lonsdale House, Avoca Avenue, Blackrock, County Dublin, (hereinafter called "the applicant") applied to the Council of the County of Dublin, (hereinafter called "the planning authority") for approval for residential development and ancillary site works on a site at Ballyowen, Lucan, County Dublin (hereinafter called "the application).
- 2. On the 28th day of April, 1983, the planning authority decided to refuse approval for the development the subject of the application.
- 3. On the 26th day of May, 1983, the applicant appealed to An Bord Pleanala against the said decision of the planning authority.
- 4. On the 14th day of December, 1984, the applicant withdrew the application.

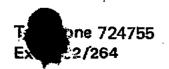
NOW THEREFORE An Bord Pleanala hereby declares that as the said application has been withdrawn it is no longer before the Board for determination and that there is therefore now no appeal in relation to the application before the Board.

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

Dated this 7 Hday of March 1985.

an Bord Pleanála Floor 3, Blocks VI & VII, Irish Life Centre, PL6/5/64879 Lower Abbey Street, Dublin 1. Telephone (01) 728011. The Secy, Date ii/i/85Your Refy 4758 Site works and 601 dwellings at A Chara, The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, has been withdrawn. Mise, le_meas, Clan Roberts

DUBLIN COUNTY COUNCIL



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

NOTIFICATION OF A DECISION TO REFUSE:

APPROVAL

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

To;	in Endurada nota per o la co	
A.J. Purcell & Assocs.,	Register Reference No	YA/ 758
13 Anglesea Street,	Planning Control No	
Dablin 2.	Application Received	4/3/83
	Additional Inf. Recd	
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/A/1233/83 dated 26/4/83 decide to refuse:		
County Health District of Dublin, did by order, P/4/.1233/.83.		
	PERMISSION.	APPROVAL
the outline amplication for permission refer	red specifically to wriance with the ou- being in excess of a pressed in the deve	480 houses. This proposed tline permission and as 12 houses to the acre, is lopment Plan, and would
development of the area. 3. Inadequate public open space has been indi	icated to serve the	development as proposed
which would result in inadequate amenities for the proportion of small dwellings proposed 46% would accommodate 1, 2 or 3 persons only in a seriously undesirable imp imbalance in would be contrary to the proper planning and	d in the development), is considered extended the housing mix in	t (of the proposed housing cessive. This would result the proposed estate and
5. The proposed 2 bedroom spartment and 1 beformer because it does not conform with Coundevelopment standards in relation to private to the kitchen/livingroom design and the lat Authority minimum room sizes in relation to	ty Council requirem open space and car ter because it does	ents in relation to site parking and in relation mi not conform with Local
6. The proposed development would a endanger in that it would result in a large volume of road w system serving the site. Signed on behalf of the Dublin County Council	traffic turning mo	Contd./
	PRINCIPAL OFFICER 28th April, 1	¥

An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of reposition by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal specific 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 decomparted by a deposit of \$10." 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.



- 7. The number of houses proposed is excessive in an area without an internal distributor road y system.
- 8. It is the opinion of the Planning Anthority 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 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 completion of the Action Plan for the area.

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