

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  YA/721
1. LOCATION	Ballyowen, Lucan, Co. Dublin.		
2. PROPOSAL	672 dwellings and site works		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
	P	4th March, 1983	1. .... ..... 2. .... .....
4. SUBMITTED BY	Name A. J. Purcell & Assocs., Address Architects, 13, Anglesea St., Dublin 2.		
5. APPLICANT	Name Tern Houses (Brennanstown) Ltd., Address Lonsdale House Avoca Ave., Blackrock,		
6. DECISION	O.C.M. No.	PA/1197/83	Notified 28th April, 1983
	Date	28th April, 1983	Effect To refuse approval
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	15th June, 1983	Decision
	Type	1st Party	APPEAL WITHDRAWN Effect
9. APPLICATION SECTION 26 (3)	Date of		Decision
	application		Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by .....	Copy issued by ..... Registrar.
Checked by .....	Date .....
	Co. Accts. Receipt No .....

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: Y.A. 721

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").

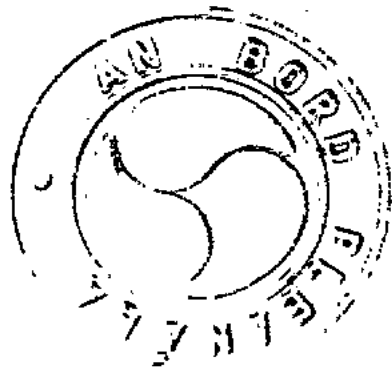
2. On the 28th day of April, 1983, the planning authority decided to refuse approval for the development the subject of the application.

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An Bord Pleanala hereby declares that as the said application has been withdrawn it is no longer before the Board for determination and that there is therefore now no appeal in relation to the application before the Board.



*Eoghan L. Branigan*

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

Dated this 7<sup>th</sup> day of March 1985.

# An Bord Pleanála

PL 6/5/64082

~~IGP~~  
P. Kenny  
C. M.

Floor 3, Blocks VI & VII,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.  
Telephone (01) 728011.

The Secy  
Dublin Co. Co.

RECEIVED  
15 JAN 1985

7/1/85

Date 11/1/85

Your Ref YA 721

Appeal re:

site works and 672 dwellings at Ballyowen,  
Lucan for Tern Housing.

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, has been withdrawn.

Mise, le meas,

Ann Roberts

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# DUBLIN COUNTY COUNCIL

Telephone 724755  
Ext. 62/264

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ ~~PERMISSION~~ APPROVAL  
~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

To;

.. **A.J. Purcell & Assocs.,**..... Register Reference No..... **YA 721**.....  
.. **15 Anglesea Street,**..... Planning Control No.....  
.. **Dublin 2.**..... 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/1197/83..... 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. This application cannot be considered to be a valid application for approval in that the outline application for permission referred specifically to 480 houses. This proposed development for 672 is seriously at variance with the outline permission and as such is not considered to be ~~valid~~ valid.
2. The proposed density of the development, being in excess of 13 houses to the acre is contrary to the County Councils polity 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.
3. Inadequate public open space has been indicated to serve the development as proposed which would result in inadequate amenities for the residents of the proposed dwellings.
4. 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.
5. The one bed bungalow house type proposed is substandard in that it does not conform with Local Authority minimum room sizes in relation to the proposed bedroom.
6. 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.
7. 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 Easlsfort Road which would lead to roadside parking.
8. The number of houses proposed is excessive in an area without an internal distributor road system.

Signed on behalf of the Dublin County Council .....  ..... **Contd./.**  
for PRINCIPAL OFFICER

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

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of 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, Dublin 1, and a fee 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.

9. 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 a development of ~~ix~~ this site.
10. There are matters of details which are unsatisfactory to the Sanitary Services Engineer.
11. 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.