

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.621															
1. LOCATION	Ballyowen, Lucan,																
2. PROPOSAL	Site work and 601 dwellings																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P.</td> <td style="text-align: center;">4.3.83</td> <td>1.</td> <td>1.</td> </tr> <tr> <td></td> <td></td> <td>2.</td> <td>2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P.	4.3.83	1.	1.			2.	2.
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		(a) Requested	(b) Received														
P.	4.3.83	1.	1.														
		2.	2.														
4. SUBMITTED BY	Name A.J.Purcell & Assoc., Address Architects 13, Anglesea Street,																
5. APPLICANT	Name Tern Houses (Bremansdtown) Ltd Address Londdale House, Avoca Avenue, Blackrock																
6. DECISION	O.C.M. No. PA/1232/83 Date 28th April, 1983	Notified 28th April, 1983 Effect To refuse permission															
7. GRANT	O.C.M. No. Date	Notified Effect															
8. APPEAL	Notified 16th June, 1983 Type 1st Party	Decision Permission refused by An Bord Pleanala Effect 7th March, 1985															
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																	
14.																	
15.																	

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANALA

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

County Dublin

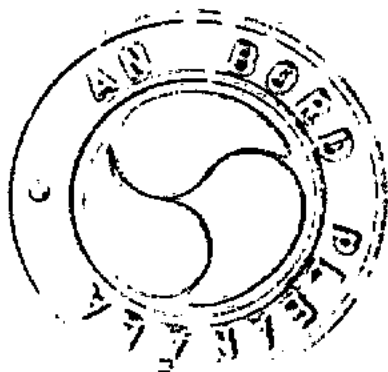
Planning Register Reference Number: Y.A. 621

APPEAL by Tern Houses (Brennanstown) Limited, of Lonsdale House, Avoca Avenue, Blackrock, County Dublin, against the decision made on the 28th day of April, 1983, by the Council of the County of Dublin, to refuse permission for residential development and ancillary site works on a site at Ballyowen, Lucan, County Dublin:

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

SCHEDULE

1. The proposed layout is considered to be unsatisfactory in that:-
 - (a) the proposed density would be excessive and would not accord with the requirements of the Dublin County Development Plan, the relevant provisions of which are considered reasonable;
 - (b) the amount of open space proposed is significantly below the minimum specified in the Development Plan, the relevant provisions of which are considered reasonable, and
 - (c) the number of houses proposed is excessive in an area without an internal distributor road system.
2. The proposed development would result in the creation of a serious traffic hazard on the present inadequate and heavily trafficked road fronting the site.



Eoghan Ó Brangan

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

Dated this 7th day of March 1985.

DUBLIN COUNTY COUNCIL

Telephone 724755
Extension 52/264

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

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~XXXXXXXXXX~~

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

To;

..... A.J. Parcell & Assocs.,	Register Reference No.....	YA 621
..... 13 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/ A/1232/83..... dated ~~28/4/83~~ 28/4/83..... decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXXXX~~

For... site work and 601 dwellings at Ballyowen, Lucan.....

for the following reasons:

1. The proposed density of the development, being in excess of 12 houses to the acre, is contrary to the County Councils policy as expressed in the development Plan, and ~~it~~ 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 proposed development.
3. The proportion of small dwellings proposed in the development (of the proposed housing, 46% would accommodate 1, 2 or 3 persons only) is considered excessive. This would result in a seriously undesirable imbalance in the housing mix in the proposed estate and would be contrary to the proper planning and development of the area.
4. The proposed 2 bedroom apartment and 1 bedroom bungalow are substandard dwellings. The former because it does not conform with County Council requirements in relation to site development standards in relation to private open space and car parking and in relation to the kitchen/livingroom design and the latter because it does not conform with Local Authority minimum room sizes in relation to the proposed 1 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.

Contd./.....

Signed on behalf of the Dublin County Council
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 accompanied 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.

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

7. 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 this site.

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

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