

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA/554
1. LOCATION	Cooldrinagh, Leixlip, Co. Dublin.	
2. PROPOSAL	Residential development of 455 houses and site development works, school, and shopping centre	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	4th March, 1983
	(a) Requested	Date Further Particulars (b) Received
	1. Time ext. up to & incl., 29/7/83	1.
	2. Mat. Contra Not. dated 17/5/83	2.
4. SUBMITTED BY	Name Delaney McVeigh & Pike, Address	
5. APPLICANT	Name McKone Estates Ltd., Address Pineview, Firhouse Road, Templeogue, Dublin 16.	
6. DECISION	O.C.M. No. PA/1736/83	Notified 15th July, 1983
	Date 15th July, 1983	Effect To refuse permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 12th Aug., 1983	Decision Permission refused by An Bord Pleanala
	Type 1st Party	Effect 8th Feb., 1984
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	Copy issued by	Registrar.
Checked by	Date	
	Co. Accts. Receipt No	

4. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

5. There are no public piped water facilities available to serve the proposed development.

6. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped water facilities in the area and the period within which such deficiency may reasonably be expected to be made good.

7. Insufficient details of surface water drainage have been submitted.

8. While the application makes provision for the reservation for the Leixlip By-Pass in accordance with the latest design Drg. No. RD 451/1C, prepared by Dublin County Council, the proposed development would be premature pending the final approval of this design by the Council and the Department of the Environment. In particular the development would be premature pending finalisation of details as to how the Cooldrinagh Road/Leixlip By-Pass junction will be treated regarding grade separation or the closure of the two sections of Cooldrinagh Road with a pedestrian over bridge. Should the junction be grade separated and the Leixlip By-Pass be developed in cut:-

(1) the applicants proposal to run a gravity sewer from the northern end of Cooldrinagh Road southwards could be jeopardised;

(11) revised plans and levels would be required for Roads A and J;

(111) sites 301-306 might have to be adjusted to make allowance for an embankment for the overbridge and

(1V) a revised drainage and water main layout for the development would have to be prepared.

Should Cooldrinagh ~~Road~~ be closed to through traffic with a pedestrian overbridge, it would result in the southern section of the site being isolated from the community facilities which would serve the development.

9. The proposed location of the access to Road A within 120 ft. of the existing Cooldrinagh Road/Sligo Road (N4) junction is unacceptable and does not meet County Council standards in relation to junction separation.

10. The proposed layout of the public open space is fragmented into a number of units. It is totally unacceptable to the Planning Authority and does not take cognisance of the contours on the site or the splendid views and wooded areas which are a feature of the site. A detailed tree survey of the site has not been submitted and insufficient areas of suitable public open space are proposed within the development. Strips of open space adjoining the By-Pass and mail & plots of open space to the side and rear of the dwellings are not considered to form part of suitable public open space.

11. Houses backing onto public open space are unsatisfactory.

12. Insufficient acceptable Class 1, public open space has been provided to serve the development by Development Plan Standards.

13. The location of the school site within the development is unacceptable to the Planning Authority in that it is located in an area where the contours of the land would make it an unsatisfactory site for the development of a school.

14. The developers have not satisfactorily indicated the necessity for the shopping development as proposed. Additionally the location of the shopping site is unsatisfactory in relation to access and contours.

15. The proposed development would ~~materially~~ contravene with condition No. 1 of the grant of permission of the Minister for Local Government dated 14/3/77 (Order No. PL 5/5/35587), in that the applicant has not entered into an agreement with both the Council of the County of Dublin and the Council of the County of Kildare regarding foul sewage and surface water piped drainage arrangements including the disposal of the foul sewage through the treatment works, at Leixlip.

Date: 15th July, 1983.

for Principal Officer.

County Dublin

Planning Register Reference Number: Y.A. 554

APPEAL by MCKone Estates Limited of Pineview, Firhouse Road, Templeogue, Dublin, and by weston Limited of Leixlip, County Kildare, and others, against the decision made on the 15th day of July, 1983, by the Council of the County of Dublin to refuse permission to the said MCKone Estates Limited for residential and ancillary development on a site at Cooldrinagh, Leixlip, County Dublin:

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

SCHEDULE

1. The site is located in an area where it is the objective of the planning authority, as expressed in the Dublin County Development Plan, to protect and provide for the development of agriculture. It is also the policy of the planning authority that the individual identity of towns such as Lucan/Clondalkin be protected and promoted through the delineation of visual breaks between the towns themselves and other development areas. The Board considers the provisions of the plan reasonable in this case and that the proposed development would be contrary to the proper planning and development of the area because it would militate against the preservation of the rural environment and because the area of land in existing agricultural use which defines and separates Lucan from Leixlip would be seriously reduced thereby and this pattern of development, if continued, would lead to the gradual coalescing of the centres.
2. The Board is of the opinion that the aerodrome use in the vicinity, an existing and established use more appropriate to this green belt area, would be prejudiced by the carrying out of the proposed development on the site.
3. There are no public foul sewers available in the Dublin County area to serve the proposed development nor is there capacity available in the Dublin County Council's sewerage systems to cater for this development and the said development would therefore be premature by reason of the existing deficiencies in the provision of public piped sewerage services and the period within which such deficiencies might reasonably be expected to be made good.

SCHEDULE (Contd.)

4. It is contrary to the policy of the planning authority to allow developments such as proposed on the basis of isolated small-scale sewage treatment plants. The Board considers this policy reasonable and that the proposed development would be contrary to the proper planning and development of the area having regard to supervision/maintenance/operational problems associated with such works and consequent risk of pollution and public health nuisance and disamenity.
5. The proposed development would be premature by reason of the fact that major road proposals for this area have not yet been finalised.

J. Molloy

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

Dated this *8th* day of *February* 1984.

YA.554

26th April, 1983.

McKone Ests. Ltd.,
Páineview,
Firhouse Road,
Templeogue.

RE: Proposed residential development at Cooldrinagh, Leixlip for
McKone Estates Ltd.

Dear Sir,

With reference to your planning application received here on the 4th March 1983 (letter of extension period received 25th April, 1983) in connection with the above, I wish to inform you that:-

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39 (f) of the Local Government (Planning and Development) Act, 1976 the period for considering this application in the meaning of subsection (4A) of Section 26 has been extended up to and including the 29th July, 1983.

Yours faithfully,



for: Principal Officer.

YA.554

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