

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE YA/551
1. LOCATION	Cooldrinagh, Leixlip, Co. Dublin.	
2. PROPOSAL	Residential development of 455 houses and school site and shopping centre site	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	4th March, 1983
	Date Further Particulars	
	(a) Requested	(b) Received
	1. Time ext. up to & incl., 29/7/83	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name <b>Shesgreen, Keany &amp; Partners,</b> Address <b>C/o N. A. Fleming Esq.,</b>	
5. APPLICANT	Name <b>McKone Estates Ltd.,</b> Address <b>Pineview, Firhouse Road, Templeogue, Dublin 16.</b>	
6. DECISION	O.C.M. No. <b>PA/1811/83</b>	Notified <b>29th July, 1983</b>
	Date <b>29th July, 1983</b>	Effect <b>To refuse permission</b>
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified <b>25th Aug., 1983</b>	Decision <b>Permission refused by An Bord Pleanala</b>
	Type <b>3rd Party</b>	Effect <b>8th Feb., 1984</b>
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 .....

County DublinPlanning Register Reference Number: Y.A. 551

APPEAL by McKone Estates Limited of Pineview, Firhouse Road, Templeogue, Dublin, and by Weston Limited of Leixlip, County Dublin, and others, against the decision made on the 29th 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 Coldrinagh, 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.

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.
6. No provision has been made in the layout for the reservation which the planning authority would require in connection with the proposed Leixlip By-Pass and which would bisect the site.

*J. Molloy.*

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

Dated this 8<sup>th</sup> day of *February* 1984.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~: PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-82

To **McKone Estates Limited,** Register Reference No. **YA 551**  
**Pineview,** Planning Control No. **10641**  
**Firhouse Road,** Application Received **4/3/83**  
**Templeogue, Dublin 16,** Additional Information Received  
Applicant **McKone Estates Ltd.** Time Ext. up to: **29/7/83**

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/1811/83** dated **29th July, 1983** decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

Proposed residential development consisting of **455 houses & associated site works, provision for school & shopping centre on 60 acres at Cooldrinagh, Leixlip, Co. Dublin with drainage into the existing sewers at Lucan with a temporary or permanent sewage works (if required).**  
for the following reasons:

1. The proposed development would be located in an area zoned 'B' - "to protect and provide for the development of agriculture", in the 1983 County Development Plan. The proposed development would be contrary to this zoning objective and thereby contrary to the proper planning and development of the area and militate against the preservation of the rural environment.
2. There are no public foul sewers available to serve the proposed development in Dublin County nor is there capacity in the Council's Lucan foul sewage system to cater for the development. Any works such as the provision of the Esker Lodge pumping station to connect with the Grand Canal system and the possible pumping of effluent from Lucan Village to this pumping station will not provide capacity in the system to cater for the development proposed.
3. The proposal to provide a sewage treatment works with an effluent discharge to the Liffey is completely against the policy of Dublin County Council. It is Council policy to provide and maintain its own sewerage treatment to serve development in its area. It is against the policy of the Dublin County Council to permit private pumping stations because of the danger of pollution of watercourses or the generation of unhealthy conditions during period of breakdown of the system by reason of mechanical and/or electrical failure or bad maintenance or strike action. The proximity of the proposed treatment works to the open filters, sedimentation tanks etc., at the Council's Waterworks as well as the existing offices in that vicinity is completely unacceptable. Details of the proposed outfall of the effluent and storm water pipe to the Liffey has not been indicated.

Cont.....

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **29th July, 1983.**

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from 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, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. 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.

4. The proposed development would be premature by reason of the said existing deficiencies 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. No provision has been made for the reservation of the Leixlip By-pass which bisects the site. The lack of provision for this road which is of local and national importance would be contrary to the proper planning and development of the area.
9. The proposed development would be premature because the road layout for the ~~area~~ area has not been finally approved by the Planning Authority or An Bord Pleanála on appeal. In particular no agreement has yet been reached regarding proposals to grade separate, or otherwise treat, the proposed Leixlip By-pass/Cooldrinagh Road junction.
10. The proposed location of the access to Road A2, within 100ft. of the existing Cooldrinagh Road/Sligo Road (N4), junction would be unacceptable.
11. The proposed layout of the public open space is fragmented into a number of units and is totally unacceptable to the Planning Authority and does not take cognisance of the splendid views and wooded areas which are a feature of the site. Insufficient details of existing trees, including a detailed tree survey, have been submitted and insufficient areas of suitable public open space are proposed within the development. Strips of open space to the side and rear of dwellings are not considered satisfactory.
12. Insufficient acceptable Class I public open space has been provided to serve the development by Development Plan Standards.
13. The large number of houses backing onto public open space is unacceptable.
14. The location of the primary school site is unacceptable in that it is seriously affected by the reservation for the Leixlip By-pass.
15. The location of the shopping site indicated is unsatisfactory in relation to access and contours.
16. The design of house type 'B' (Drg. No. 6), comprising flat roofed terraced bungalows would be visually unattractive and could be injurious to the amenities of adjoining dwellings. No provision has been made in the design of these house types for the provision of surface water drainage from the patio areas. This could lead to flooding of the adjoining living and dining areas. Water storage tanks could also create problems.
17. Insufficient off street car parking space is proposed between the garage and front site boundary for house type 'C'. This would lead to uncontrolled on-street car parking and obstruction to road users particularly on road 'N'.
18. The proposed development would materially contravene condition no. 1, of the grant of permission of the Minister for Local Government, dated 14th March, 1977, (Order No. P16/5/35587), 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 the foul sewerage and surface water piped drainage arrangements including the disposal of the foul sewage through the treatment works at Leixlip.

YA551

26th April, 1983  
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McKone Estates Ltd.  
Pineview,  
Firhouse Road,  
Templeogue,  
Dublin 16.  
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re/ Proposed residential development consisting of 455 houses and associated site works provision for school and shopping centre on 60 acres at Cooldrinagh, Leixlip with no material difference to development grant permission on 14.3.77 except the drainage will be into the existing sewers at Lucan with a temporary or permanent sewerage works for McKone Estates Ltd.  
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Dear Sirs,

With reference to your planning application received here on 4th March, 1983 (letter for 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 within the meaning of subsection (4A) of Section 26 has been extended up to and including the 29th July, 1983.

Yours faithfully,

  
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for PRINCIPAL OFFICER