

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0874	
1. Location	Between Old & New Nangor Road, east of school on Belgard/Fonthill Road, access to site from Old Nangor Road.		
2. Development	Residential development of 167 No. units consisting of 77 No. 2 and 3 bed courtyard town houses, 24 No. 3 storey 2 and 3 bed duplex units, 18 No 2 storey 2 bed maisonettes and 48 No. 2 bed apartments in 3 No. 3 storey blocks including all site works comprising all public, private open spaces, infrastructural works, 293 car parking spaces and boundary treatments on site of circa 7 acres (previous planning permission S00A/0113).		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton Simons Ltd Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Townpark Estates Address: Giltspur Brook, Bog Hall Road, Bray, Co Wicklow		
6. Decision	O.C.M. No. 0908 Date 03/05/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	29/05/2001	Written Representations	
9. Appeal Decision	21/11/2001	Refuse Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.

Registrar

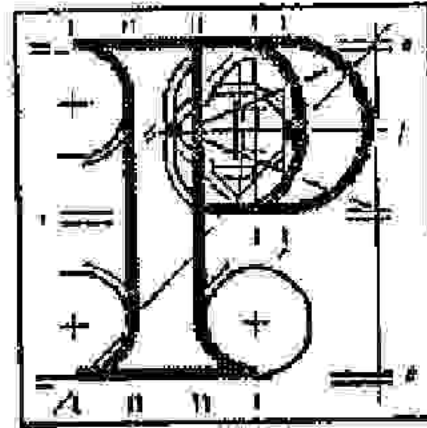
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Date

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Receipt No.

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S00A/0874

APPEAL by Townpark Estates Limited care of Fenton Simons Limited of 29 Fitzwilliam Place, Dublin against the decision made on the 3rd day of May, 2001 by the Council of the County of South Dublin to refuse permission for a residential development of 167 number units consisting of 77 number two and three bedroom courtyard townhouses, 24 number three-storey two and three bedroom duplex units, 18 number two-storey 2 bedroom maisonettes and 48 number two bedroom apartments in three number three-storey blocks including all site works comprising all public, private open spaces, infrastructural works, 293 car parking spaces and boundary treatments on site of circa 7.0 acres located between the Old and New Nangor Roads east of school on Belgard/Fonthill Road with access to the site from the Old Nangor Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in an area zoned District Centre in the current South Dublin County Development Plan and adjacent to the commercial town centre of Clondalkin which is undergoing expansion and renewal at the present time. The proposal is for a substantial residential scheme of mainly low-rise blocks in a layout which is suburban in character. As designed therefore, the proposed scheme would be out of harmony with the developing urban character of Clondalkin town and would not integrate satisfactorily with it. The proposed development would, therefore, hinder the town in establishing a strong and identifiable central area character for itself and would, therefore, conflict with the zoning objectives for the area and be contrary to the proper planning and development of the area.

JA

2. The proposed scheme represents an unsatisfactory and substandard form of development as (a) it incorporates a layout concept which is extremely rigid and geometric and includes excessively linear patterns of terraced housing, (b) it provides for inadequate and unsatisfactorily located areas of open space which overall possess little recreational value and (c) fails to provide for satisfactory passive supervision by overlooking the pedestrian route/cycle way known as the "Black Path". The proposed development would, therefore, be contrary to the proper planning and development of the area.

Brian Hunt

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

Dated this 21st day of November 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0874	
1. Location	Between Old & New Nangor Road, east of school on Belgard/Fonthill Road, access to site from Old Nangor Road.		
2. Development	Residential development of 167 No. units consisting of 77 No. 2 and 3 bed courtyard town houses, 24 No. 3 storey 2 and 3 bed duplex units, 18 No 2 storey 2 bed maisonettes and 48 No. 2 bed apartments in 3 No. 3 storey blocks including all site works comprising all public, private open spaces, infrastructural works, 293 car parking spaces and boundary treatments on site of circa 7 acres (previous planning permission S00A/0113).		
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5. Applicant	Name: Townpark Estates Address: Giltspur Brook, Bog Hall Road, Bray, Co Wicklow		
6. Decision	O.C.M. No. 0351 Date 14/02/2001	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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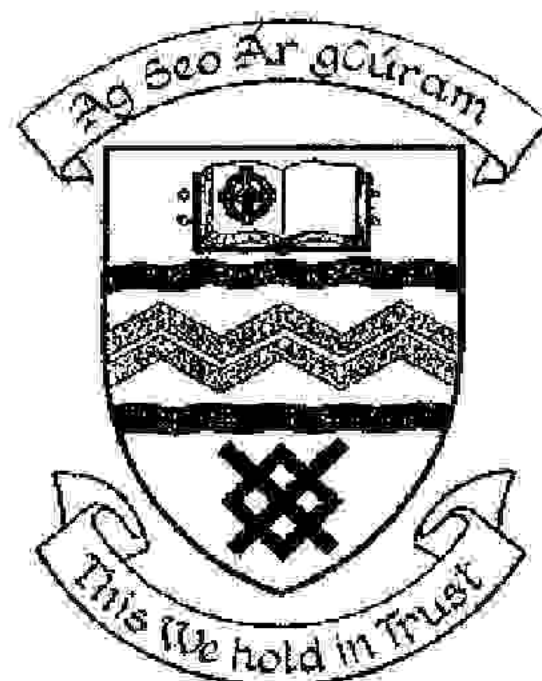
14.

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Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0351	Date of Decision 14/02/2001
Register Reference S00A/0874	Date 20/12/00

Applicant Townpark Estates
App. Type Permission
Development Residential development of 167 No. units consisting of 77
No. 2 and 3 bed courtyard town houses, 24 No. 3 storey 2 and
3 bed duplex units, 18 No 2 storey 2 bed maisonettes and 48
No. 2 bed apartments in 3 No. 3 storey blocks including all
site works comprising all public, private open spaces,
infrastructural works, 293 car parking spaces and boundary
treatments on site of circa 7 acres (previous planning
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Location Between Old & New Nangor Road, east of school on
Belgard/Fonthill Road, access to site from Old Nangor Road.

Dear Sir / Madam,

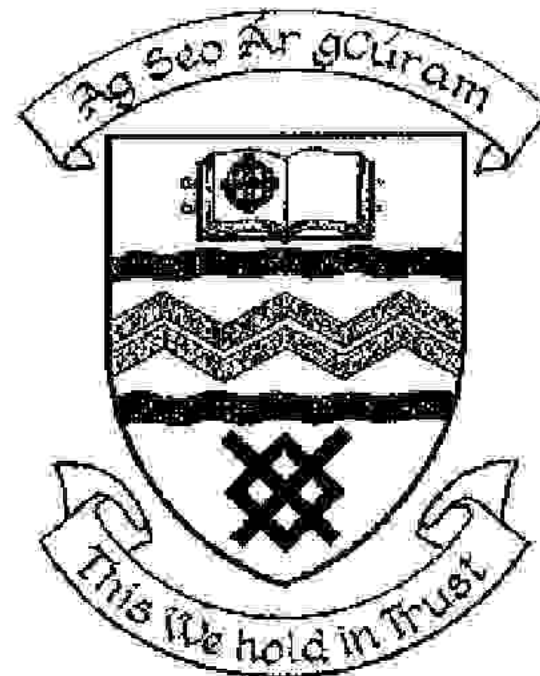
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/03/2001

Yours faithfully

.....*MZ*..... 15/02/01
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

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Register Reference S00A/0874	Date 20/12/00

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Location Between Old & New Nangor Road, east of school on Belgard/Fonthill Road, access to site from Old Nangor Road.

Dear Sir / Madam,

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 has been extended, up to and including 16/03/2001

Yours faithfully

.....*MJ*..... 15/02/01
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd
29 Fitzwilliam Place,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0874	
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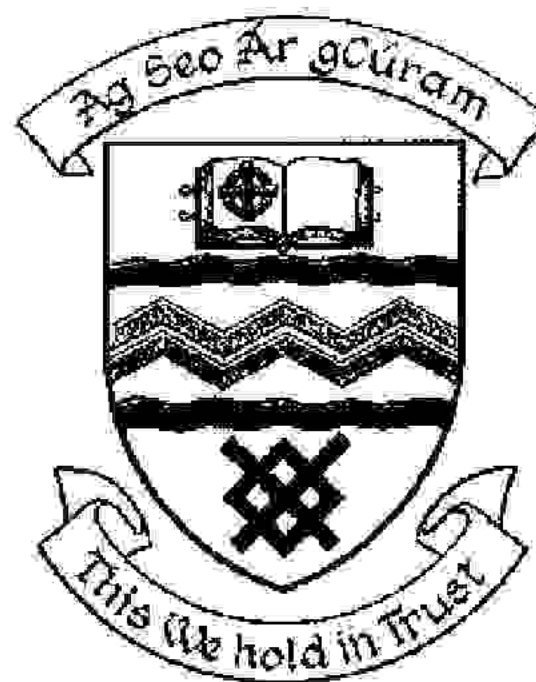
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0685	Date of Decision 30/03/2001
Register Reference S00A/0874	Date 20/12/00

Applicant Townpark Estates
App. Type Permission
Development Residential development of 167 No. units consisting of 77 No. 2 and 3 bed courtyard town houses, 24 No. 3 storey 2 and 3 bed duplex units, 18 No 2 storey 2 bed maisonettes and 48 No. 2 bed apartments in 3 No. 3 storey blocks including all site works comprising all public, private open spaces, infrastructural works, 293 car parking spaces and boundary treatments on site of circa 7 acres (previous planning permission S00A/0113).

Location Between Old & New Nangor Road, east of school on Belgard/Fonthill Road, access to site from Old Nangor Road.

Dear Sir / Madam,

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 has been extended, up to and including 29/04/2001

Yours faithfully

M7
..... 03/04/01
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd
29 Fitzwilliam Place,
Dublin 2.