<u>.</u>		South Dublin Count Local Gover (Planning & Dev Acts 1963 to and Planning & Dev Act 200 Planning Registe	nment elopment) o 1999 avelopment)	Plan Register No SOOA/0874
1.	Location	Between Old & New Nango Belgard/Fonthill Road,	r Road, east of so access to site fro	chool on om Old Nangor Road.
3.	Development	Residential development No. 2 and 3 bed courtyat 3 bed duplex units, 18 No. 2 bed apartments in site works comprising a infrastructural works, treatments on site of c permission S00A/0113).	rd town houses, 24 No 2 storey 2 bed 3 No. 3 storey bl 11 public, private 293 car parking sp	A No. 3 storey 2 and maisonettes and 48 locks including all s open spaces, paces and boundary
3,	Date of Application	20/12/00	3	rther Particulars lested (b) Received
За.	Type of Application	Permission	1.	1. Ž.
4.	Submitted by	Name: Fenton Simon Address: 29 Fitzwilli	s Ltd am Place, Dublin 2	2.
5.	Applicant	Name: Townpark Est Address: Giltspur Bro		, 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 Rep:	resentations
9.	Appeal Decision	21/11/2001	Refuse Perm	ission
10,	Material Contr	avention		
11.	Enforcement	Compensation	Purcha	se Notice
12,	Revocation or	Amendment	<u></u>	

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14.	Registrar	Date Date	Receipt No.

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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.

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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.

Snian Hunt

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

Dated this 21 ⁸ day

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PL 06S.124937

An Bord Pleanála

Page 2 of 2

		(F	h Dublin County Local Governm lanning & Devel Acts 1963 to 1 nning Register	ent opment) .993		gister No A/0874
1.	Location		d & New Nangor F nthill Road, acc			r Road.
2.	Development	No. 2 and 3 3 bed duple No. 2 bed site works infrastruct treatments	l development of 3 bed courtyard ex units, 18 No apartments in 3 comprising all tural works, 293 on site of circ \$00A/0113).	town houses, 2 2 storey 2 bec No. 3 storey 1 public, privat car parking 5	24 No. 3 stor d maisonettes blocks includ te open space spaces and bo	ey 2 and and 48 ing all s, undary
3.	Date of Application	20/12/00		P. 19	urther Partic puested (b) R	
За.	Type of Application	Permission		1.	1. 2.	P + 3:: 201
4.	Submitted by	Name: Address:	Fenton Simons I 29 Fitzwilliam		2.	
5.	Applicant	Name: Address:	Townpark Estate Giltspur Brook,		l, Bray, Co W	icklow
6.	Decision	O.C.M. No. Date	0351 14/02/2001	Effect TX REQUES	ST TIME EXTEN	SION
7	Grant	O.C.M. No. Date		Effect TX REQUES	ST TIME EXTEN	SION
8.	Appeal Lodged	-				
9.	Appeal Decision					
10.	Material Contravention					
11.	Enforcement	Comj	pensation	Purch	ase Notice	
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	E.I.S. Requested E.I.S. Received E.I.S. Appeal					

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14,	Registrar	Date	Receipt No.	

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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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 App. Type Development Townpark Estates

Permission

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 \$00A/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 16/03/2001

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd 29 Fitzwilliam Place, Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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 App. Type Development Townpark Estates

Permission

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 16/03/2001

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd 29 Fitzwilliam Place, Dublin 2.

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		(1 and	h Dublin County Local Governm Planning & Devel Acts 1963 to Planning & Dev Act 2000 anning Register	nent Lopment 1999 elopmen	:) nt	Plan Register No S00A/0874
1.	Location		d & New Nangor nthill Road, ac			ol on Old Nangor Road.
2.	Development	No. 2 and 3 bed dupl No, 2 bed site works infrastruc treatments	ex units, 18 No apartments in 3 comprising all	town 1 2 sto: No. 3 publi 3 car 1	houses, 24 N rey 2 bed ma storey bloc c, private o parking spac	o. 3 storey 2 and isonettes and 48 ks including all pen spaces, es and boundary
3.	Date of Application	20/12/00	<u> </u>			er Particulars ted (b) Received
3a.	Type of Application	Permission			1. 2.	1.
4.	Submitted by	Name: Address:	Fenton Simons 29 Fítzwilliam		, Dublin 2.	
5.	Applicant	Name: Address:	Townpark Estat Giltspur Brook		Hall Road, B	ray, Co Wicklow
б.	Decision	O.C.M. No. Date	0908 03/05/2001	Ef RP	fect REFUSE PE	RMISSION
7.	Grant	O.C.M. No. Date		Ef RP	fect REFUSE PE	RMISSION
8.	Appeal. Lodged	29/05/2001		Ŵr	itten Repres	entations
9.	Appeal Decision		<u></u>			
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14.	Registrar	 Receipt No.	Ĩr



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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Applicant App. Type Development

Halla an Chontac,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

Townpark Estates

Permission

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.