COMHAIRLE CHONTAE ATHA CLIATH

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	File Reference P.C. 8042	LOCAL GOVERNMENT DEVELOPMENT) PLANNING R	ACT 196	NG AND 3 & 1976	REGISTER REFERENCE RA81	
×	1. LOCATION	Balgaddy, Clondalkin, C		Co. Dublin.	#/()	
	2. PROPOSAL	Residenti	1 deve	lopment.		
	3. TYPE & DATE OF APPLICATION	TYPE Date Received P. 23rd Jan., 1978	1	Date Furthe	r Particulars (b) Received 1	
	4. SUBMITTED BY	Name McCarthy and Partners, Address Balgriffin House, Balgriffin, Raheny, Dublin,				
	5. APPLICANT	Name Crampton Housing Limited, Address 158, Shelbourne Road, Ballsbridge, Dublin, 4.				
	6. DECISION	O.C.M. No. P/1726/78 Date 19/5/78		E 76≡ 5%.	May, 1978	
	7. GRANT	O.C.M. No. Date		Notified Effect		
	8. APPEAL	Notified 1st June, 1 Type 1st Party	978	Effect Permis	January 1979 sion refused by d Pleanala	
	9, APPLICATION SECTION 26 (3)	Date of application		Decision Effect		
10. COMPENSATION 11. ENFORCEMENT		Ref. in Compensation Register				
		Ref. in Enforcement Register				
	12. PURCHASE NOTICE					
_	13. REVOCATION or AMENDMENT		=======================================			
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Prepared by						
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DUBLIN COUNTY COUNCIL

TELE ONE: 742951 (EXT. 143 and 145)

Planning Department, 46-49 Dame Street, Dublin 2.

NOTIFICATION OF A DECISION REFUSING:

OUTLINE PERMISSION: PERMISSION: APPROVAL: LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

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one month from the date of receipt by the applicant of this nothication 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 the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

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\$3. The proposed areas of public open space are totally imadequate in area and in location for a development of this scale. Such a development would require a centrally located single major area of open space, together with appurentant play areas.

10. The development does not provide for schools, church, shopping center etc., a es such could not be considered do be a comprehensive development. Rather would place excessive demands on such existing facilities in adjaining development areas which are being developed comprehensively and which have limited capacity relative to acceptance of everflow from adjaining ereas such as this.

11. Cul-de-sac on Al doss not meed to be extended as shown.

12. The density of development is excessive.

for Principal Officer.

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Plenning Register Reference Number: R.A. 81

APPEAL by Crampton Housing Limited, of 158 Shelbourne Road, Dublin, against the decision made on the 19th day of May, 1978, by the Council of the County of Dublin deciding to refuse to grant a permission for housing development at Balgaddy:

DECISION: Pursuant to the Local Government (Planning and Development) Acts.
1963 and 1976, permission is hereby refused for the said housing development
for the reasons set out in the Schedule hereto.

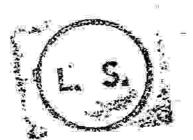
SCHEDULE

- 1. There are no public severage facilities and no suitable public water supply available to serve the proposed development. The proposed development would accordingly be premature by reason of the said existing deficiency in the provision of water and severage facilities and the period within which such deficiency may reasonably be expected to be made good. The proposel that the development might be served by means of a private sewage treatment plant is not acceptable because of the maintenance problems to which the operation of such a plant would be likely to give rise.
- 2. It is considered essential that the site be developed in accordance with a comprehensive plan for the entire area as proposed by the planning authority. The proposed development would represent piecemeal development and would be premature pending the completion of such a plan.
- 3. Development of the scale proposed would generate a significant additional number of vehicles onto the existing inadequate road system in the area and thereby endanger public safety by reason of traffic hezard.

SCHEDULE (CONTD.)

4. The proposed development would also be premature pending the construction of an adequate new road network to serve the area.

BRENDAN O'DONOGHUE



Member of An Bord PleanAla duly suthorised to authenticate the seal of the Board.

Dated this 315 day of January, 1979.