

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 8042	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA81
1. LOCATION	Balgaddy, Clondalkin, Co. Dublin.		
2. PROPOSAL	Residential development.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 23rd Jan., 1978	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name McCarthy and Partners, Address Balgriffin House, Balgriffin, Raheny, Dublin, 5		
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	Notified 19th May, 1978 Effect Permission Refused	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 1st June, 1978 Type 1st Party	Decision 31st January 1979 Effect Permission refused by An Bord Pleanála	
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.			
16.			
Prepared by _____		Copy issued by _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

DUBLIN COUNTY COUNCIL

TELEPHONE: 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.

To: McCarthy & Partners,
Balgriffin House,
Balgriffin,
Raheny, Dublin 5.

Register Reference No: R.A. 81

Planning Control No: 6042

Application received 23/1/78
Housing Act Granted permission
19/4/78

APPLICANT: Crempton Housing Limited.

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order 7/1726/78 dated 19/5/78 refuse:

~~OUTLINE PERMISSION~~ PERMISSION; ~~APPROVAL~~
for Housing development at Balgaddy.

for the following reasons:

1. There are no public sewerage facilities available to serve the proposed development.
2. There is no suitable public water supply available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of water and sewerage facilities and the length of the period within which such deficiency may reasonably be expected to be made good.
4. The proposal for a private treatment works is contrary to the policy of the County Council particularly in areas such as this where the Council have already and are still in the process of spending large sums of money on major sewers and watermains which will eventually serve these areas.
5. The proposed development is premature pending the completion of an Action Plan for the area. In this regard the proposed layout does not take cognisance of the layout of the preliminary Action Plan for the area, nor does it provide for the satisfactory integration of the site with adjoining lands. Development of these lands at this time would be in conflict with the phased and orderly development of the area between Clonsilla and Lucan being an isolated and piecemeal development remote from churches, shops and community facilities.
6. The proposal is premature pending the construction of an adequate road network to serve the area.
7. The proposed development would endanger public safety by reason of traffic hazard due to the inadequacy of the existing substandard road network to cope with the traffic that would be generated by a proposal of this magnitude.
8. The site is affected by a major road reservation which is incorrectly shown on the lodged plans. In addition no provision has been made for a local distributor road which will be required to serve these lands.

Signed on behalf of the Dublin County Council: [Signature]
for Senior Administrative Officer

Date: 19th May, 1978.

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification 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.

9. The proposed areas of public open space are totally inadequate 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 appurtenant play areas.
10. The development does not provide for schools, church, shopping centre etc., as such could not be considered to be a comprehensive development. Rather would it place excessive demands on such existing facilities in adjoining development areas which are being developed comprehensively and which have limited capacity relative to acceptance of overflow from adjoining areas such as this.
11. Cul-de-sac on A3 does not need to be extended as shown.
12. The density of development is excessive.



for Principal Officer.

PL. 6/5/42293

AN BORD PLEANÁLA

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

County Dublin

Planning 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 sewerage 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 sewerage facilities and the period within which such deficiency may reasonably be expected to be made good. The proposal 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 hazard.

Contd...

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 Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 31st day of January, 1979.