

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16663	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA. 415
1. LOCATION	Ballyowen, Lucan, Co. Dublin. S		
2. PROPOSAL	Housing development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 15.3.'78	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name	A. J. Purcell and Associates, Architects,	
	Address	13, Anglesea Street, Dublin, 2.	
5. APPLICANT	Name	Terenure Housing Limited,	
	Address	Lonsdale House, Avoca Avenue, Blackrock.	
6. DECISION	O.C.M. No.	P/1643/78	Notified 12th May, 1978
	Date	12/5/78	Effect APPROVAL REFUSED
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	30th May, 1978	Decision Permission refused,
	Type	1st Party	Effect 18th June 1980
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
Checked by

Copy issued by Registrar.

Date

Grid Ref. O.S. Sheet

Co. Accts. Receipt No.

PL 6/5/42252

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: R.A. 415

APPEAL by Terenure Housing Limited, of Lonsdale House, Avoca Road, Blackrock, County Dublin, against the decision made on the 12th day of May, 1978, by the Council of the County of Dublin deciding to refuse an approval for housing development on land at Ballyowen, Lucan;

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

SCHEDULE

1. The proposed development would be premature because:-
 - (a) preparation of an action plan for the area has not yet been completed and the development could not be said to accord with it as required by the first condition of the outline permission granted by the Minister for Local Government on the 19th day of January, 1977, and
 - (b) development of other lands in the vicinity, and particularly the provision of a new local distributor road system, has not progressed sufficiently to enable the development of the land to proceed without creating serious traffic hazard on the present inadequate and heavily-trafficked road fronting the site.
2. The proposed layout is considered to be unsatisfactory in that:-
 - (a) the concentration of housing is too large without any accompanying reservation for community facilities;
 - (b) the amount and disposition of open space does not accord with the requirements of the Development Plan, the relevant provisions of which are considered reasonable;
 - (c) inadequate provision has been made for the integration of the development with that of adjoining lands;
 - (d) extension of turning circles into open space as proposed, is unsatisfactory, as is the proposed construction of cul-de-sac roads extending to rear walls of houses and the proposed location of some houses backing on to open areas; and
 - (e) the proposed development lacks a clearly-defined internal hierarchical road system and some of the cul-de-sac roads proposed would be excessive in length.

BRENDAN O'DONOGHUE

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

Dated this 18th day of June 1980



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.**

RA.415

To: **Andrew J. Purcell & Associates,**
.....
13, Anglessa Street,
.....
Dublin 2.

Register Reference No:.....

16663

Planning Control No:.....

15/3/78

Application received.....

APPLICANT: **Terenure Housing Ltd.**

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.....
dated **12th May, 1978.** refuse:

~~OUTLINE PERMISSION~~ ~~PERMISSION~~

APPROVAL,

for **Proposed housing development at Ballyowen, Lucan.**

for the following reasons:

1. There is no suitable public water supply available to serve the proposed development.
2. There is no suitable public foul sewer available to serve the proposed development. It is proposed to cater for the drainage of the major portion of this site into the proposed Ballydowd Gravity Sewer. Outfall for the remainder of the site at the southern end must be raised to prevent backup from the main sewer. There is insufficient capacity in the sewers to which it is proposed to make a temporary connection.
3. There is no suitable surface water outlet to serve this development. The greater part of the site is in the Ballydowd Catchment and not the Griffin Catchment as shown by the applicant.
4. The proposed development is premature by reason of the said existing deficiency in the availability of water supply and drainage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. The proposed layout does not take cognisance of the Council's preliminary Action Plan for the area. The plans show housing on portion of a proposed major open space and on a proposed school site. Inadequate provision has been made for the integration of these lands with adjoining lands. The extension of turning circles into open spaces is unsatisfactory. The provision of cul-de-sacs extending to the rear walls of houses as at sites 365, 375 and 245 is unsatisfactory. Houses backing onto open area and road as at sites 388 to 393 incl. are unsatisfactory.

Continued/overleaf.....

Signed on behalf of the Dublin County Council:
for Senior Administrative Officer
12th May, 1978.

Date:.....

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.

6. The proposed development contravenes condition 1 of the Minister's grant of outline permission in the following matters:

- (a) The Action Plan for the area has not yet been finalised and approved by the Planning Authority.
- (b) The development has not been confined to that part of the estate which it is likely will be zoned for residential development in the Action Plan.

7. The proposed development is premature by reason of the fact that the Action Plan has not been finalised, and approved by the Planning Authority.

8. The existing road system in the area is inadequate to cater satisfactorily with the traffic which would be generated by such a large development, thus resulting in a serious traffic hazard.

9. The proposed development is premature until such time as the Local Distributor roads adjacent to these lands have been constructed together with satisfactory access points from this development to the Local Distributor Road. In this regard the Planning Authority may request a special financial contribution from the applicant when permission is being granted towards the construction of the Local Distributor roads in the area.

10. Some of the sites appear to have a rear garden depth of less than the minimum 35-ft. specified in the Development Plan.

11. The proposed public open space allocation does not meet the requirements of the Development Plan and is unsatisfactory in its location.

12. The density of the proposed development is excessive.


for Principal Officer.

Date: 12th May, 1978.