

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 15901/9915	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA 21 20
1. LOCATION	Knockmeenagh Road & Monastery Road, Clondalkin S		
2. PROPOSAL	Residential Development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 21.12.78	Date Further Particulars (a) Requested 1. _____ Time extended to 2. 18/3/79 (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Mr. M.A. Griffin, Address 22 Upper Mount Street, Dublin 2		
5. APPLICANT	Name Dalkin Investments Ltd., Address Brownstown House, Kingswood Cross, Clondalkin		
6. DECISION	O.C.M. No. P/1075/79 Date 15th March 1979	Notified 15th March 1979 Effect To grant outline permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified Type	Decision 0. Permission refused Effect 28th May 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 _____		Copy issued by _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: R.A. 2120

APPEALS by Newlands Residents Association, care of P. O'Connor, 4 Newlands Park, Clondalkin, against the decision made on the 15th day of March, 1979, by the Council of the County of Dublin deciding to grant subject to conditions an outline permission to Dalkin Investments Limited for housing development on a site at Knockmeenagh Road/Monastery Road, Clondalkin:

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

SCHEDULE

Although the housing development for which the Planning Authority decided to grant permission would involve a departure from the zoning provisions of the development plan, it is not considered that such development would be objectionable in principle or inconsistent with the proper planning and development of the area. It appears, however, that the decision to grant permission was not accompanied by a definite decision as to the most suitable road layout to serve the development and as to how this layout should be integrated with the existing and anticipated road pattern for the area generally. The lodged plans provided for cul-de-sac development, served from both Knockmeenagh and Monastery Roads, and for the widening of the section of Knockmeenagh Road affected, while the Planning Authority decision on the application required that the entire development be served by a cul-de-sac system connected to Monastery Road only and that provision be made for the widening of Knockmeenagh Road, to which no access would be allowed. On the other hand, evidence and plans produced on behalf of the planning authority at the oral hearing of the appeal suggested that what may be required is the construction of a new road connecting a widened Knockmeenagh Road to Monastery Rd., although other evidence at the hearing suggested that the construction of such a road might not be economically or physically feasible due to the instability of part of the land it would traverse. It is not for the Board to determine the conflict as to what the ultimate road pattern for the area should be and it is considered that, until the conflict has been resolved, housing development on any part of the land to which the present application relates must be regarded as premature.

L S

BRENDAN O'DONOGHUE

Member of An Bord Pleanala duly
authorized to authenticate the
seal of the Board.

Dated this 28th day of May, 1980.

DUBLIN COUNTY COUNCIL

42951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

Notification of Decision to Grant Outline Permission Local Government (Planning and Development) Act, 1963

To :

Decision Order

Number and Date... **P/1075/79: 15th March, 1979**

Daikin Investments Limited,

Register Reference No.

R.A. 2120

Knockmosenagh Road and Monastery Road,

Planning Control No.

15001/9915

Glendalkin, Co. Dublin,

Application Received on

21/12/78

Applicant : **Daikin Investments Limited.**

Extension letter dated: **14/2/79**

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 as above make a decision to grant Outline Permission for

proposed residential development at Knockmosenagh/Monastery Road, Glendalkin.

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions	Reasons for Conditions
1. That details relating to layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.	1. In the interest of the proper planning and development of the area.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	2. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
3. In any application for approval the applicant shall satisfy the Planning Authority by way of test borings and other site investigations that the site is suitable for residential development.	3. In the interest of the proper planning and development of the area.
4. That access to the proposed development be provided from Monastery Road via a cul-de-sac road. The applicant must agree with the Roads Department the provision of a satisfactory junction with adequate vision splays in both directions at Monastery Road.	4. In the interest of the proper planning and development of the area.
5. Any future layout shall provide for the necessary improvement of the existing layway to the south of the estate.	5. In the interest of traffic safety.

Contd. ..

on behalf of the Dublin County Council

County Secretary.

Date : 15th March, 1979.

IMPORTANT : Turn overleaf for further information.

Form I.

Conditions	Reasons for Conditions
<p>6. That this outline permission relates to housing development, in principle, on this site but not to the particular layout submitted with the application.</p>	<p>6. In the interest of the proper planning and development of the area.</p>
<p style="text-align: center;">For Principal Officer.</p>	

Note :

If there is no appeal to the Minister for Local Government against this decision **OUTLINE PERMISSION** will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the **OUTLINE PERMISSION** after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. The Applicant may appeal within one month from the date of receipt by him of this notification. **ANY OTHER PERSON** may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal.

It should be addressed to :—

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

It should be noted that an Outline Permission is a permission subject to the subsequent approval of the Planning Authority and that, until such approval has been obtained to detailed plans of the development proposed, the development is not authorised.

R.A. 2120
P.C. 15901/9915

8th March 1979

Dalvin Investments Ltd.,
Brounstown House,
Kingswood Cross,
Clondalkin,
Co. Dublin.

Re: Proposed residential development at Knockmeenag
Road, and Monastery Road, Clondalkin,
Co. Dublin for Dalvin Investments Ltd.

A Chara,

With reference to your planning application received here
on the 21st December 1978 (letter for extension period
dated 14th February 1979) in connection with the above,
I wish to inform you that:-

In accordance with Section 26 (4a) of the Local Government
(Planning and Development) Act 1963, as inserted by Section
39 of the Local Government (Planning and Development) Act
1988 the period for considering this application with the
meaning of subsection (4A) of Section 26 has been extended
up to and including the 18th March 1979.

Yours, in haste,


For Principal Officer.