

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference  P.C. 13425	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  M.2350
1. LOCATION	Johnstown, Co. Dublin. <span style="font-size: 2em; float: right;">5</span>		
2. PROPOSAL	Change of site layout and house type for 342 houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 6th Sept., 1977	Date Further Particulars (a) Requested
			(b) Received
			1. 4/11/77
			1. 6/12/77
			2.
			2.
4. SUBMITTED BY	Name P. M. Dargan and Partners, Architects, Address 24, Lower Leeson Street, Dublin, 2.		
5. APPLICANT	Name Johnstown Holdings Limited, Address 46, Upper Mount Street, Dublin, 2.		
6. DECISION	O.C.M. No. P/43/78		Notified 5th January, 1978
	Date 5/1/78		Effect Permission Refused
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 3/2/78		Decision
	Type 1st Party		Effect
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.	Extension Order: P/4041/77		
Prepared by .....		Copy issued by ..... Registrar.	
Checked by .....		Date .....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....	

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: M.2350

APPEAL by Johnstown Holdings Limited care of Healy Homes Limited, 46 Upper Mount Street, Dublin against the decision made on the 5th day of January, 1978 by the Council of the County of Dublin deciding to refuse to grant a permission for housing development on land at Johnstown, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said housing development in accordance with the said plans and particulars, as amended by the revised layout plan number J.T./9 lodged with An Bord Pleanála on the 27th February, 1979, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission hereby granted subject to the said conditions.

FIRST SCHEDULE

The site is situated in an area zoned in the County Development Plan to provide for residential development. Provided the conditions in the Second Schedule are complied with, it is considered that the development of the land in accordance with plans and particulars lodged, as amended by the revised layout plan referred to would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The developers shall pay the sum of £4,160 pounds per acre to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. Arrangements for payment shall be as agreed between the developers and the Council before development is commenced or, failing agreement shall be as determined by An Bord Pleanála.	1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

(Schedule/Contd....)

Column 1 - Conditions

Column 2 - Reasons for Conditions

- |   |   |
|---|---|
| 2. Before the development is commenced the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, water-mains, drains, public open spaces, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid or any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developers or, failing such agreement, shall be as determined by An Bord Pleanála. | 2. To ensure the satisfactory completion of the development.  |
| 3. No houses shall be occupied until adequate sewerage facilities are available to serve them.  | 3. In the interests of public health.   |
| 4. All public services for the proposed development including electrical, communal television and telephone cables and equipment shall be located underground throughout the entire site.   | 4. In the interests of visual amenity.  |
| 5. Public lighting shall be provided in accordance with the planning authority's standard requirements for such work.   | 5. To ensure that street lighting of adequate standard is provided in the interests of amenity and public safety. |
| 6. Roads and footpaths shall be constructed in accordance with the planning authority's standard requirements for such works; this includes provision of a satisfactory junction with the public road at the western end of the site and the provision of adequate turning bays within the estate.  | 6. To ensure that these parts of the development comply with satisfactory standards.                              |
| 7. The areas shown as open spaces on the said revised layout plan shall be reserved as public open spaces and shall be soiled, seeded, levelled and landscaped and shall be made available  | 7. In the interests of the amenity of the future residents of the houses.   |

Contd...



Contd...

Column 1 - Conditions	Column 2 - Reasons for Conditions
for use of residents when the houses are ready for occupation.	

JOHN S. TOOMAY

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

Dated this 9<sup>th</sup> day of April 1979.



**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: **P. M. Dargan & Partners,**  
**24, Lower Leeson Street,**  
**Dublin 2.**

Register Reference No: **M. 2350**

Planning Control No: **13425**

Application received: **6/9/77**  
Addit. Info. Recd: **6/12/77**

APPLICANT: **Johnstown Holdings 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 **P/43/78** dated **5th January, 1978** refuse:

~~OUTLINE PERMISSION~~; PERMISSION; ~~APPROVAL~~.

for **342 Houseinghouses at Johnstown, Co. Dublin, for Johnstown Holdings Limited.**

for the following reasons:

1. There is no foul sewer available due to lack of pipe capacity in the existing foul sewer to which the applicant shows a connection. The foul sewer to serve this development has to come from the direction of Clondalkin and this sewer is not yet sufficiently close to applicants property to enable the applicant to make a connection to it.
2. There is no surface water sewer available to serve the proposed development until such time as improvement work has been carried out on the Glenaulin Stream.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period withingwhich such deficiency may reasonably be expected to be made good.
4. The lodged plans do not show how the Southern Section of the development is connected to the rest of the watermain system. Some of the watermain pipe sizes are inadequate.
5. The proposed road through the open space is unsatisfactory. This road should be located at the western end of the open space.
6. A number of the houses along the northern boundary of the site have inadequate depths of rear gardens, i.e., less than the minimum 35-ft., as laid down in the Development Plan.
7. The density of houses in a number of the cul-de-sacs is excessive resulting in some sites having inadequate widths of site frontage of front boundaries.
8. A number of the peripheral open spaces are unsatisfactory due to shape and location.

Signed on behalf of the Dublin County Council: .....  
for Senior Administrative Officer

Date: **5th January, 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.