

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.11576	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.2201
1. LOCATION	Belgard Heights, Tallaght		
2. PROPOSAL	8 semi-detached houses with site reserved for 4 shopping units with flats over		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 19th August, 1977	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Peter Ferguson & Partners Address 38 Wellington Road, Dublin 4.		
5. APPLICANT	Name Lamont Life Assurance Co. Ltd. Address Marlborough House, 30 Victoria Street,		
6. DECISION	O.C.M. No. P/3706/77 Date 13/10/77		Notified Belfast BTI 3GS 14th October, 1977 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 16th Nov., 1977 Type 1st Party		Decision 26th July, 1978 Effect Permission Granted 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 byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: Peter Ferguson & Partners.
38, Wellington Road,
Dublin, 4.

Register Reference No: N. 2201.

Planning Control No: 11576.

Application received 19/8/77

APPLICANT: Lamont Life Assurance Co. 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 P/3706/77 dated 13th October, 1977. decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION; ~~XXXXXXXXXXXX~~

for Proposed 8-houses with site for 4-shopping units at Belgard Heights,
Tallaght.

for the following reasons:

1. The proposed development would contravene materially a condition attached to an existing permission i.e., ^{condition} No. 1 (b) of the grant of outline permission by the Minister for Local Government on appeal by order dated 16th July, 1969, which required that this site be reserved for shopping purposes and therefore would not be in accordance with the proper planning and development of the area.
2. The proposed development which envisages the provision of future shop units at the rear of the dwellinghouses proposed on this site would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of properties in the vicinity.

Signed on behalf of the Dublin County Council: *Mick*

Date: 14th October, 1977.

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.

PL 6/5/40560

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: M.2201

APPEAL by Lamont Life Assurance Company Limited, of Marlborough House, 30 Victoria Street, Belfast against the decision made on the 13th day of October, 1977 by the Council of the County of Dublin deciding to refuse to grant a permission for development on a site at Belgard Heights, Tallaght, consisting of the erection of eight houses, four at each end of the site and the reservation of the central area for future shopping development, 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 development in accordance with the said plans and particulars, 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 is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed housing development would accord with the existing pattern of development in the vicinity and that shop units could be satisfactorily accommodated on the central portion of the site without injury to the amenities of adjoining property.

Contd/.....

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. If not already paid, the developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.</p> <p>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, watermains, drains, 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 of 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 agreement, shall be as directed by An Bord Pleanála.</p>	<p>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.</p> <p>2. To ensure the satisfactory completion of the development.</p>

BRENDAN O'DONOGHUE

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

Dated this 26th day of July, 197

