

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 10641	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K. 1319 S
1. LOCATION	Cooldrinagh, Leixlip, Co. Dublin		
2. PROPOSAL	Residential Community Development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 2nd June, 1976	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name Shesgreen Keaney and Partners, Address 39 Upper Fitzwilliam Street, Dublin 2.		
5. APPLICANT	Name Dunrick Limited, Address 2 Clare Street, Dublin 2.		
6. DECISION	O.C.M. No. Date	P/2389/76 28/7/76	Notified 29th July, 1976 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type	18th August, 1976 1st Party	Decision Permission granted on appeal Effect 14th March, 1977
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.....	

PL. 6/5/55587.

**ROINN RIALTAIS AITHEAL**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963**  
**Dublin County Council**

Planning Registrar Reference Number K.1319

PC 10641.NRP

**APPEAL** by Dunrieks Ltd. of 2 Clare Street, Dublin 2, against the decision made on the 29th day of July 1976 by the Council of the County of Dublin deciding to refuse to grant a permission for proposed residential community development at Cooldrinagh in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to subsections (5) and (9) of section 26(4) and (5) of section 27 of the Local Government (Planning and Development) Act 1963 it is hereby decided 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 Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

**SCHEDULE**

**Column 1 - Conditions**

**Column 2 - Reasons for Conditions**

1. Before development commences the developer shall have entered into an agreement with both the Council of the County of Dublin and the Council of the County of Kildare regarding the foul sewage and surface water piped drainage arrangements including the disposal of the foul sewage through the treatment works at Leixlip. The developer shall also have agreed with the said authorities the amount of a contribution towards the cost of such services and towards the cost of providing a public water supply. Failing agreement between the developer and the said authorities regarding the amount of such contribution and the time and method of payment the amount to be contributed and the time and method of payment shall be as determined by the Minister for Local Government.

2. Provision shall be made, if such is considered necessary by the planning authority, for the reservation of a strip of land fronting the Cooldrinagh Road to allow for its improvement from its junction with the national primary road to Cooldrinagh House. Before development commences a detailed scheme for the improvement of this junction of the Cooldrinagh Road with the national primary road shall have been submitted by the developer to the planning authority and shall have been agreed with that authority or a binding agreement shall have been determined by the Minister for Local Government. There shall be no direct entry from the Cooldrinagh Road or from the national primary road to the proposed shopping area.

1. To ensure that adequate services are available to serve the development in the interests of public health.

2. In the interests of traffic safety.

Column 1 - Conditions

3. Where not already in existence, boundary walls, not less than 6 feet high, and suitably capped and rendered, shall be erected along the Cooldrinagh Road.

4. Public services such as electrical, communal television and telephone cables shall be located underground.

5. 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 open space, 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 developer, or, failing such agreement shall be as directed by the Minister for Local Government.

Column 2 - Reasons for Conditions

3. and 4. In the interests of the visual amenities of the area.

5. To ensure the satisfactory completion of the development.

GIVEN under the Official Seal of the Minister for Local Government this 14<sup>th</sup> day of *March*, 1977.

*JAMES TULLY*

Minister for Local Government.

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

NOTIFICATION OF A DECISION TO REFUSE:  
~~NOTICE OF REFUSAL OF APPLICATION FOR~~  
~~LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.~~

Register Reference No. **E.1319**...

Planning Control No. **10641**

Application received. 2/6/76....

APPLICANT:.....Dunrick 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/2389/76**, dated **28th July, 1976**, decide to refuse:

ated 28th July, 1976,  
XXXXXXXXXXXXXXXXXXXXN;

PERMISSION:

**WEBB**

for proposed residential community development at Cooldrinagh.

**Leipzig,**

for the following reasons:

1. It is an objective of the Planning Authority as expressed in the Development Plan, that the area in which the site is located be reserved "To provide for the further development of agriculture". The proposed development would be contrary to this zoning objective and militate against the preservation of the rural environment. Such developments would lead to the merging of the villages of Lucan and Leixlip into one developed area and the respective villages would tend to lose their identity.
2. The public water supply in the area is inadequate to cater for such a large development.
3. Dublin County Council has no public foul sewer available to serve the proposed development nor have they any plans to provide such a sewer.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of water and sewerage facilities in the area and the period within which such deficiency may reasonably be expected to be made good.
5. The proposed development, by reason of its size, would tend to create serious traffic congestion on the narrow and inadequate Cool-drinagh Lane and due to the generation of such a large addition to traffic turning movements at the inadequate junction with the Dublin to Galway Road would endanger public safety by reason of traffic hazard.
6. (a) The horizontal alignment of loop road A-A<sup>1</sup>-A<sup>2</sup> is unacceptable.  
(b) Cul-de-sac turning bays on Roads E, N, P.A and V are inadequate.
7. The layout of the estate is unsatisfactory for the following

**reasons:-**  
Signed on behalf of the Dublin County Council:

29th July, 1976.

**Contd. Over/**

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.

- 7 ~~(a)~~ contd. (a) Too many houses are proposed with minimum thirty five feet back gardens and twenty-five feet front gardens. The estate does not provide a satisfactory variety of site areas for future expansion.
- (b) The number of houses backing onto Cooldrinagh Road is most undesirable.
- (c) Proposed open space is unsatisfactory in that it does not provide for a satisfactory recreational area of open space. Bits and pieces of open space are most unsuitable. Open space areas A, B, D and E are unacceptable in their present form. A large proportion of the open space C is unacceptable.
- (d) Houses appear to be located in too close proximity to existing trees. In this regard the Planning Authority has not asked for an accurate tree survey to be carried out as the proposed development is objectionable in principle to the Planning Authority and it is considered unreasonable to put the applicants to the expense of such a survey.
- (e) Houses backing onto open spaces is not desirable.

NOTE:- In view of the Council's objections in principle to the development a detailed study of the internal layout has not been carried out.

8. The proposed development would have an adverse influence on the co-ordinated development of the new town of Lucan-Clondalkin in that it is located too far away from this new town and would create demands on services such as schools, shops, churches etc. in areas which have not been designated for that purpose and could, therefore, result in the necessary financing and servicing of the new town being adversely affected.

  
for Senior Administrative Officer.  
29th July, 1976.