

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference 13561/15290/13356	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>	REGISTER REFERENCE G.2066
1. LOCATION	Springfield Extension and Cookstown Road, Tallaght	
2. PROPOSAL	Residential development. <span style="font-size: 2em; vertical-align: middle;">S</span>	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	13th Sept., 1974
	(a) Requested	Date Further Particulars (b) Received
	1. 12/11/74	1. 13/12/74
	2. ....	2. ....
4. SUBMITTED BY	Name: Shesgreen, Keaney and Partners, Architects Address: 39, Upr. Fitzwilliam, St., Dublin, 2.	
5. APPLICANT	Name: McKone Estates Limited, Address: Springfield, Tallaght, Co. Dublin.	
6. DECISION	O.C.M. No. P/387/75	Notified 12/2/75
	Date 12/2/75	Effect Permission Refused
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 10/3/75	Decision 9th January, 1976
	Type 1st Party	Effect Minister Granted Permission
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.....	

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: McKone Estates Ltd.,  
Springfield,  
Tallaght, Co. Dublin.

Register Reference No.: G. 2066

Planning Control No: 13561/15290/13356

Application received 13/9/74

Addit. Information: 13/12/74

APPLICANT: McKone Estates 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/387/75 dated 12th February, 1975 decide to refuse:

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

for Proposed revisions to previously approved residential development (283-dwellinghouses) at Springfield Extension and for the following reasons: Cookstown Road, Tallaght.

1. The proposed development which provides for the erection of 277-dwellinghouses on a site area of 24.75-acres represents an excessive density of houses in the development and would therefore not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.

Signed on behalf of the Dublin County Council: Mary Keating

Date: 12th February, 1975

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.

6/5/70418

ROINN RIALTAIRI AITIÚIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

County Dublin

Planning Register Reference Number: G. 2066

APPEAL by McKone Estates Limited of Blessington Road, Tallaght, County Dublin, against the decision made on the 12th day of February, 1975, by the Council of the County of Dublin deciding to refuse a permission for development comprising the construction of 283 houses and consequent revisions of a previously permitted layout at Springfield Extension and Cookstown Road, Tallaght, in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to subsections (5) and (9) of section 26 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. The section of the development proposed to be revised shall be carried out in accordance with Plan Number 234/40 lodged with the planning authority on the 15th September, 1974.	1. The layout provided for in this plan is considered more attractive and more in keeping with the proper planning and development of the area than the alternative suggested.
2. Screen walls not less than 6 feet high, suitably capped and rendered, shall be erected at the flanks, corners and rears of houses where necessary to screen rear gardens from public view.	2. In the interests of residential amenity.
3. Mature trees and landscaping features on the site shall be retained where possible. Additional planting, landscaping and proposals for the removal of any trees shall be in accordance with a scheme to be submitted to and agreed with the planning authority or, in the absence of agreement, as may be determined by the Minister for Local Government.	3. In the interests of the visual amenities of the area.

Contd/.....

SCHEDULE (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
4. The areas shown as open spaces on the lodged plans shall be reserved as public open spaces and shall be levelled, soiled, seeded and suitably landscaped and made available for use by the residents on completion of their houses.	4. In the interests of the visual and residential amenity of the area.
5. Paved play areas shall be provided in locations to be agreed with the planning authority or, in the absence of agreement, as may be determined by the said Minister.	5. In the interests of residential amenity.
6. If not already paid, the developers shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on 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 or, failing agreement, shall be as determined by the Minister for Local Government.	6. 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.
7. If not already done, the developers shall lodge with the said Council the bond of an insurance company or other form of security in the sum of £12,000 (twelve thousand pounds) conditioned for the provision and satisfactory completion, including maintenance until taken in charge by the said Council, of all roads, open spaces, car-parks, sewers, watermains, drains and other services required in connection with the development.	7. To ensure satisfactory completion of the development.

L.S. . . . .  
GIVEN under the Official Seal of  
the Minister for Local Government  
this 9<sup>th</sup> day of January 1976.

JAMES TULLY

Minister for Local Government.