

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 10641	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		S	REGISTER REFERENCE G.1008
1. LOCATION	Cooldrinagh, Leixlip.			
2. PROPOSAL	Housing development (40 Houses)			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	G.P.	7th May, 1974.	1.	1.
			2.	2.
4. SUBMITTED BY	Name	John C. Daly, Esq.,		
	Address	23, Tansy Grove, Dundrum, Dublin, 14.		
5. APPLICANT	Name	J. D. B. Engineering Limited,		
	Address	4, Woodcliff Heights, Howth, Co. Dublin.		
6. DECISION	O.C.M. No.	P/2154/74	Notified	5/7/74
	Date	5/7/74	Effect	Outline Permission Refused
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	26/7/74	Decision	15th July, 1975
	Type	1st Party	Effect	Minister Granted Outline 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: John C. Daly, Esq.,
23 Taney Grove, Dundrum,
Dublin 14.

Register Reference No: G.1008
10641
Planning Control No:
Application received 7/5/74

APPLICANT: J. D. B. Engineering 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/2154/74 dated 5th July, 1974.

decide to refuse:
OUTLINE PERMISSION; ~~PERMISSION~~; ~~APPROVAL~~.

for Proposed housing development at Cooldrinagh, Leixlip.
Proposed floor area: 1,700-sq.ft. per house.

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 preserved - "to provide for the further development of agriculture". The proposed development would be incompatible with the use zoning provisions of the Development Plan and would militate against the preservation of the rural environment.
2. It is the policy of the Planning Authority to prevent urban sprawl into rural areas, where piped water and sewerage facilities are not available and where there is no intention of providing them in the foreseeable future, and where the existing roads network, designed to service rural needs, is inadequate to cater for housing development of an essentially suburban character.
3. It is the policy of the Planning Authority to ensure that the value of the large scale public investment undertaken, or to be undertaken, in the provision of water and sewerage facilities, roads, schools and other community facilities in those areas designated for urban expansion in the Development Plan, is not reduced or vitiated by residential development of a suburban nature in nearby rural unserved areas. The development proposed is in conflict with this objective.
4. It is the opinion of the Supervising Health Inspector that the proposed density of development on septic tank drainage is much too great, and that there is no evidence as to the suitability of the site to accept septic tank drainage.

Signed on behalf of the Dublin County Council: *Mary Harrington* Continued/...
Date: 5th July, 1974 *cc*

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.

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5. The proposed development would endanger public safety by reason of a traffic hazard due to the generation of additional traffic turning movements at two inadequate junctions.

6. The proposed development would involve the Roads Authority in a financial commitment beyond that envisaged in the Development Plan for road and junction improvements.

Signed on behalf of the Dublin County Council

Mary Harrington

Date 5th July, 1974