

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1498
1. LOCATION	"Woodfield", Scholarstown Road, Scholarstown and Newtown, Rathfarnham		
2. PROPOSAL	275 Houses and ancillary works		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> Date Further Particulars (a) Requested </div> <div style="width: 48%;"> (b) Received </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> 1. 2. </div> <div style="width: 48%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name	O'Malley & Bergon Consulting Engineers	
	Address	"St Heliers", Stillorgan Park	
5. APPLICANT	Name	Hempenstall Trust Ltd	
	Address	66 Fitzwilliam Lane, Dublin 2.	
6. DECISION	O.C.M. No.	P/4735/86	Notified 17th Dec., 1986
	Date	17th Dec., 1986	Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	9th Jan., 1987	Decision Permission Refused by An Bord Pleanala
	Type	1st Party	Effect 29th June 1987
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.			

Prepared by

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 86A/1498

APPEAL by Hempenstall Trust Limited, care of O'Malley and Bergin of 'Saint Heliers', Stillorgan Park, Blackrock, County Dublin, against the decision made on the 17th day of December, 1986, by the Council of the County of Dublin to refuse permission for development comprising erection of ~~two hundred and seventy five two-storey houses and ancillary works at Woodfield, Scholarstown Road, and Newtown, Rathfarnham, County Dublin:~~

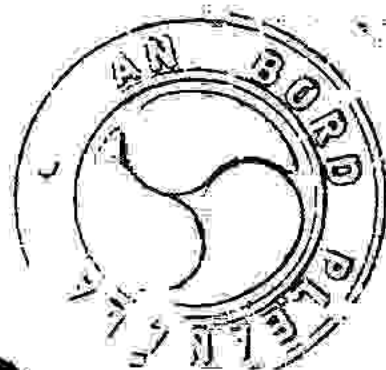
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The layout of the proposed development is considered to be undesirable having regard to;

1. the improper form and location of the proposed access to the public road relative to adjoining junctions and a proposed roundabout east of same,
2. the inadequate extent and distribution of open spaces throughout the estate,
3. the excessive length and monotony of estate roadways and the lack of an effective road hierarchy,
4. the rigidity of some building lines,
5. the unsatisfactory arrangement of terraced houses at cul-de-sac turning bays,
6. the inadequate length of some back gardens.

The proposal would accordingly be seriously injurious to the residential amenities of future residents of the development and would be contrary to the proper planning and development of the area.



[Signature]

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

Dated this 29th day of June, 1987.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To O'Malley & Bergin, Register Reference No. 86A/1498
'St. Heliers' Planning Control No. 28.10.86
Stillorgan Park, Application Received 28.10.86
Blackrock, Co. Dublin Additional Information Received
Applicant Hempenstall Trust Ltd. Site Area: 26.9 acres

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 4735/86 dated 17.12.86 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed 275 two-storey houses and ancillary works at Woodfield, Scholarstown Rd.,
Scholarstown and Newtown, Rathfarnham
for the following reasons:

1. The majority of the site is located in an area zoned 'to provide for the further development of agriculture' in the County Development Plan. The residential development proposed in a rural area where public piped water or sewerage services are not available to serve the development and where the existing road network is inadequate would contravene materially the above objective and would not be in accordance with the proper planning and development of the area.
2. A small portion of the site having 'A1' zoning which is "to provide for new residential communities in accordance with approved action area plans" has no separate road access, no piped water or sewerage services and does not conform to any approved action area plan and would therefore not be in accordance with the proper planning and development of the area and would materially contravene the above objective.
3. Public piped water and sewerage facilities are not available to serve the proposal.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage and water facilities and the period within which such deficiency may reasonably be expected to be made good.
5. The proposed development served by a substandard and hazardous road network would endanger public safety by reason of a traffic hazard because of the generation of additional traffic turning movements on this inadequate road network.

Contd. 

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 17th. December, 1986

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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6. The site layout proposed provides for a density of development in excess of that envisaged in the County Development Plan and would not be in accordance with the proper planning and development of the area.

7. Several houses on Road B have insufficient back garden depths to satisfy County Development Plan standard requirements and would not be in accordance with the proper planning and development of the area.



FOR Principal Officer.