

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1592
1. LOCATION	Cursis Stream, Lucan Road, Palmerstown		
2. PROPOSAL	30 Houses		
3. TYPE & DATE OF APPLICATION	TYPE O.P.	Date Received 10 Dec., 1985	Date Further Particulars
			(a) Requested 1. 2.
			(b) Received 1. 2.
4. SUBMITTED BY	Name Colm McLoughlin, Architect, Address 28 Hillcrest Walk, Lucan, Co. Dublin		
5. APPLICANT	Name Ms. Ann Hughes, Address 113 Lucan Heights, Lucan, Co. Dublin		
6. DECISION	O.C.M. No. P/937/86		Notified 26th March, 1986
	Date 26th March, 1986		Effect To refuse o. permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 24th April, 1986		Decision Permission granted by
	Type 1st Party		Effect An Bord Pleanala 17th June, 1986
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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/1592

APPEAL by Ann Hughes of 113 Lucan Heights, Lucan, County Dublin, against the decision made on the 26th day of March, 1986, by the Council of the County of Dublin, to refuse outline permission for development comprising twenty eight two-storey semi-detached houses and two detached houses at Cursis Stream, Lucan Road, Palmerstown, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the residential land use pattern on adjoining lands within Quarryvale neighbourhood, and in particular to the permission granted for major housing development on adjacent lands to the east of this site (Planning Register Reference Number YA 109), it is considered that the current industrial zoning in the Dublin County Development Plan 1983 is inappropriate on such a small and isolated site. Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that a suitably modified housing layout would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Detailed plans to be submitted for approval shall provide, inter alia, for the following:

(a) a revised housing layout in conformity with the planning authority's Action Area Plan for Quarryvale neighbourhood, including suitably-located open space;

(b) the sole vehicular access to be from the proposed road on the south-east boundary of the site. No development shall commence until the existing road has been extended to serve this site.

Reason: To ensure that the proposed development is co-ordinated with existing and proposed development on adjoining lands.

SECOND SCHEDULE (CONTD.)

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards the cost of the provision of public services in the area and new roads which facilitate the proposed development. Before development commences, the amount of such a contribution, and the time and method of payment shall be agreed with the Council, or, in default of such agreement, shall be determined by An Bord Pleanála.

Reason: The provision of such services in the area by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute towards the cost of providing the services.

3. Before the development is commenced, the developer 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 developer or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

4. Water supply and drainage arrangements shall be in accordance with the requirements of the planning authority.

Reason: In the interests of orderly development.

5. Houses shall be set back at least 30 metres from the National Primary Route to the north of the site.

Reason: In the interests of residential amenity.

Ann L. Quinn

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

Dated this 17th day of June,

1986.

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: ~~RECOMMENDATION~~ **APPROVAL**

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

To **Mr. Colm McLoughlin**,
28, Hillcrest Walk,
Lucan,
Co. Dublin,

Register Reference No. **85A/1592**

Planning Control No.

Application Received **10/12/'85**

Correct Fee Paid. **4/2/'86**

Additional Information Received

Applicant **A. Hughes**

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/ **937/86**, dated **26/3/'86**, decided to refuse:

OUTLINE PERMISSION

~~RECOMMENDATION~~

~~APPROVAL~~

For **Proposed 28 two-storey semi-detached houses and two detached houses at**
Cursis Stream, Lucan Road, Palmerstown.
for the following reasons:

1. The site of the proposed development is located in an area for which the County Development Plan zoning objective "to provide for industrial and related uses". The proposed development would be contrary to the proper planning and development of the area and it would be in conflict with the above objective.
2. The proposed access arrangements are unacceptable. The proposed access onto the Palmerstown By-Pass would lead to the creation of a serious traffic hazard. The proposed access via the approved housing development on the adjoining site (YA.109) is premature as the necessary access roads have not been constructed. Also no evidence has been submitted to indicate the willingness of the adjoining landowner to facilitate the provision of such an access.
3. House No.'s 1 and 2 infringe the required 30m. set back from the Palmerstown By-Pass.
4. The proposed open space layout is considered to be unacceptable as it does not relate to adjoining areas of open space and woodland.
5. The proposed water supply and drainage arrangements are unacceptable for the following reasons:-
 - a) The drainage layout proposed indicates a public main sewer crossing private gardens;
 - b) Insufficient information has been submitted with regard to surface water drainage arrangements.
 - c) Insufficient information has been submitted with regard to proposed water supply arrangements.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **26th March, 1986.**

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanála 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 Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála 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 Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

Form "G"