

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  85A/1193
1. LOCATION	<div style="font-size: 2em; margin-bottom: 10px;">S</div> At grounds of St. Paul's Sec. School, Greenhills		
2. PROPOSAL	Site Development works for 124 houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">               (a) Requested                1. 4th Nov., 1985                Time ext. up to &amp; incl., 31/3/86                2.             </div> <div style="width: 45%;">               Date Further Particulars                (b) Received                1. 12/10/85                2.             </div> </div>
4. SUBMITTED BY	<div style="display: flex;"> <div style="width: 15%;">Name</div> <div>Hugh Murray, C/O Murray O'Laoire Assoc.,</div> </div> <div style="display: flex;"> <div style="width: 15%;">Address</div> <div>Glen House, 22 Glentworth St., Limerick</div> </div>		
5. APPLICANT	<div style="display: flex;"> <div style="width: 15%;">Name</div> <div>Sisters of Charity of St. Paul the Apostle,</div> </div> <div style="display: flex;"> <div style="width: 15%;">Address</div> <div>C/O St. Paul's Sec. School, Greenhills</div> </div>		
6. DECISION	O.C.M. No. P/1015/86  Date 26th March, 1986		Notified 26th March, 1986  Effect To refuse permission
7. GRANT	O.C.M. No.  Date		Notified  Effect
8. APPEAL	Notified 23rd April, 1986  Type 1st Party		Decision Permission granted by An Bord Pleanala Effect 17th July, 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: 859/1193

**APPEAL** by Sisters of Charity of Saint Paul the Apostle of Saint Pauls Secondary School, Greenhills, County Dublin, against the decision made on the 26th day of March, 1986, by the Council of the County of Dublin, to refuse permission for site development works for housing development at Saint Paul's Secondary School, Greenhills, 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 permission for the said site development works 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the fact that the lands are surplus to educational requirements and to the location of the site in a residential area, it is considered that the proposal would accord with the proper planning and development of the area, subject to the conditions as set out in the Second Schedule hereto.

SECOND SCHEDULE

1. (a) This permission is for site development works only. The number of houses to be accommodated on the site shall be determined after detailed plans and particulars including house types, have been submitted to the County Council for permission.
- (b) The detailed housing layout shall conform to the standard requirements of the planning authority for residential development and shall provide for, inter alia, landscaping of the estate and development of the proposed open spaces. Alternatively such works may be carried out by the planning authority at the expense of the developer.

**Reason:** To ensure a reasonable standard of residential development.

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. 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 as 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. The developer shall pay a financial contribution to the Dublin County Council towards the cost of road improvements in the area which facilitate the proposed development. The amount to be paid, and the time and method of payment, shall be agreed with the planning authority prior to the commencement of development or, failing such agreement, shall be as determined by An Bord Pleanála.

**Reason:** It is considered reasonable that the developer contribute towards the cost of road improvements in the area which facilitate the proposed development.

4. 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 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 determined by An Bord Pleanála.

**Reason:** To ensure the satisfactory completion of the development.

5. (a) The provision of a public piped water supply and of foul and surface water drainage to the site shall conform to the standard requirements of the planning authority for the provision of such services.

(b) Wayleave agreements across adjoining lands not in the developer's ownership or control shall be submitted to the planning authority prior to the commencement of development.

**Reason:** In the interests of orderly development.

SECOND SCHEDULE (CONTD.)

6. (a) A new boundary wall, 2.25 metres high and of similar construction to the wall on the southern and western boundaries of the site, capped and rendered, shall be erected on the boundary with the lands being retained by St. Paul's School, save at the proposed entrance to the school, where gates shall be erected.

(b) The proposed public open space areas shown on drawing number 4584/01A submitted to the planning authority on the 12 December, 1985, shall be fenced off and protected from site development works, and shall not be used for the storage of builders' materials, spoil, etc.

(c) Details of revised hammer-heads in the two culs-de-sac adjoining the central open space shall be as agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interests of visual amenity.

7. Road widths and vision splays shall be as shown on the revised housing layout numbered 4584/01A lodged with the planning authority on 12 December, 1985.

**Reason:** In the interests of traffic safety.

8. All public services for the development, including electrical, communal television and telephone cables and equipment, shall be located underground throughout the site.

**Reason:** In the interests of the visual amenities of the area.

*D. Hannigan*

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

Dated this 17 day of

*July*

1986.



# DUBLIN COUNTY COUNCIL

24755 (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 J. B. Tighe (Administrator), Register Reference No. 85A/1193  
St. Paul's Secondary School, Planning Control No. ....  
Greenhills, Application Received 6.9.85  
Dublin 12. Additional Information Received 12.12.85  
Applicant Sisters of Charity of St. Paul Time Ext. up to & incl. 31.3.86  
the Apostle

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/ 1015/86, dated 26.3.86 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For revised application for site development works in relation to 124 houses at  
Greenhills, Co. Dublin.  
for the following reasons:

1. The proposal to develop institutional lands for residential purposes would contravene materially the objective of the County Development Plan, as set out in para. 2.30 of the written statement, would not be in accordance with the proper planning and development of the area and would be injurious to the amenities of residential properties and would depreciate the values of property in the vicinity.

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 connection to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the notification for permission as if it had been made to them in the first instance.

J.B. Tighe,  
(Administrator),  
St. Paul's Secondary School,  
Greenhills,  
Dublin 12.

85A-1193

10th February, 1986

RE: Proposed revised planning application for site development  
works in relation to 124 houses at Greenhills, for the  
Sisters of Charity of St. Paul the Apostle.

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Dear Sir,

With reference to your planning application received here on 6th September, 1985, additional information received 12th December, 1985, (letter for extension period received 10th February, 1986), in connection with the above, I wish to inform you that:

In order to comply with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 31st March, 1986.

Yours faithfully,

  
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for Principal Officer.

Hugh Murray,  
c/o Murray O'Leary Assoc.,  
Glen House,  
22 Whitworth Street,  
Minerick.

874-1193

4th November, 1985.

**Re:** Proposed revised planning application for site development  
works in relation to 124 houses at Greenhills, for the  
Sisters of Charity of St. Paul the Apostle.

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Dear Sir,

With reference to your planning application, received here on 6th September, 1985, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant to show that 124 houses can be accommodated on the site, regard being had to the Dublin County Development Plans minimum standards relating to space about dwellings.
2. Applicants to show on plans, all adjoining houses and proposals for the preservation of the amenities of these houses.
3. Applicants to submit plans for a satisfactory vehicular access arrangement to serve the proposed development taking cognisance of the two sided frontage on St. James Road, house no. 72 St. James's Road adjoining the existing proposed entrance, and pedestrian movements. These details to be submitted only after consultation with the Roads Department of Dublin County Council.

Contd./.....

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4. Applicants to submit details of satisfactory internal road widths, alignments and access driveways to serve the proposed housing development.
  5. Applicants should indicate whether the proposed access point from St. James' Road to the site boundary is in their ownership. If it is not, evidence of permission from the landowner to cross the land must be supplied.
  6. Applicants to indicate that the requirements relating to drainage, disposal of land, and requirements for Educational use still apply to this site. Copies of way leaves and agreements shall be submitted in relation to this application.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
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for Principal Officer.