

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/358
1. LOCATION	St. Helens, Tandy's Lane, Dodsborough, Lucan S		
2. PROPOSAL	Site Development Works for 130 houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	20 March 1985	1. 2.
			1. 2.
4. SUBMITTED BY	Name Associated Planning & Engineering Service, Address 128 Ranelagh, Dublin 6		
5. APPLICANT	Name Centregate Investments Limited, Address 128 Ranelagh, Dublin 6		
6. DECISION	O.C.M. No. P/1743/85	Notified 16th ^M ay, 1985	
	Date 16th may, 1985	Effect To refuse permission	
7. GRANT	O.C.M. No.	Notified	
	Date	Effect	
8. APPEAL	Notified	Decision	
	Type	Effect	
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	

DUBLIN COUNTY COUNCIL

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

tel. 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

~~REFUSE PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To Centregate Investments Ltd., Register Reference No. 85A/358
128, Ranelagh, Planning Control No.
Dublin 6. Application Received 20/3/85
Additional Information Received
Applicant Centregate Investments Ltd.

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/ 1743/85, dated 16/5/85 decided to refuse:

~~REFUSE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed site development works for 130 houses at St. Helen's, Dodsborough,
Lucan.

for the following reasons:

1. The proposed development is in an area zoned 'B' in the 1983 Development Plan "to protect and provide for the development of agriculture". The proposed development would be in conflict with this objective and would militate against the preservation of the rural environment.
2. There are no public piped water or sewerage facilities available to serve the proposed development. The infrastructure of the Hillcrest Estate cannot assimilate the extra flows from this development. The capacity of the Lucan system is fully committed.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage and water facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The road network in this area is substandard in both width and alignment and the turning movements and traffic generated from a development of this size would endanger public safety by reason of a traffic hazard.
5. There are no community facilities such as schools, churches, shopping and playing areas available to serve the proposed development. The existing facilities has been designed to serve the lands zoned for development in the Development Plan. The lack of facilities available to serve the development would be contrary to the proper planning and development of the area and the excessive demand which would result on existing facilities in adjoining areas would be seriously injurious to the amenities of residents of the adjoining areas.

Cont.../...

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 16th May, 1985.

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.