

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/340
1. LOCATION	Ballymount Great, Co. Dublin S		
2. PROPOSAL	52 Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	15 March 1985	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> 1. Time ext. up to & incl., 31/7/85 2. Time ext. up to & incl., 18/10/85 </div> <div style="width: 35%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Brian O'Halloran & Associates, Address 23 Herbert Place, Dublin 2		
5. APPLICANT	Name Peter Jordan Limited, Address 21 Belgard Road, Tallaght, Co. Dublin		
6. DECISION	O.C.M. No. P/3697/85		Notified 18th Oct., 1985
	Date 18th Oct., 1985		Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 20th Nov., 1985		Decision Permission granted by An Bord Pleanála
	Type 1st Party		Effect 12th Aug., 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

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

CONDITIONS

That the use of the premises as a Doctor's surgery shall cease 1 year from the date of the final grant of permission unless before that time permission for its retention has been obtained from the Planning Authority or An Bord Pleanála on appeal.

7. That the remainder of the house shall be maintained in residential use.

8. That when the premises are no longer being used as a surgery the house shall revert to being a single dwelling unit.

REASONS FOR CONDITIONS

6. To enable the effects of the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.

7. In the interest of the proper planning and development of the area.

8. In the interest of the proper planning and development of the area.

NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of ~~£10~~. (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) pay to An Bord Pleanála a fee of ~~£10~~. (3) A person who is not a party to an appeal must pay a fee of £10 (Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

COMHAIRLE CHONTAE ÁTHA CLIATH

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AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/340

APPEAL by Peter Jordan Limited of 21 Belgard Road, Tallaght, County Dublin, against the decision made on the 18th day of October, 1985, by the Council of the County of Dublin, to refuse permission for a housing development at Ballymount Great, 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 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development, if carried out in accordance with the conditions set out in the Second Schedule hereto, would be consistent with the proper planning and development of the area.

SECOND SCHEDULE

1. A 1.8 metre high boundary wall suitably capped and rendered shall be constructed along the rear of those houses backing onto Ballymount Road.

Reason: To ensure a proper standard of development in the interest of residential amenity.

2. Details of the design and construction of watermains, sewers, roads, footpaths and public lighting shall be agreed with the planning authority before the development is commenced.

Reason: To ensure a proper standard of development.

3. All service cables such as electricity, telephone and communal television shall be placed underground to the satisfaction of the planning authority.

Reason: To ensure a proper standard of development.

Contd./...

SECOND SCHEDULE (CONTD.)

4. Before the development is commenced, the developer shall agree with the planning authority a scheme for the satisfactory landscaping of the site, including a time-scale for completion. The eastern boundary of the open space shall be defined by a 1.8 metre high wall suitably capped and rendered and a similar wall shall be provided along the boundary between the house plot in the south-eastern corner of the proposed estate and the open space.

Reason: To ensure a proper standard of development.

5. Before development commences, the mix and locations of the various house types proposed along with details of the proposed detached houses shall be agreed with the planning authority or, in default of agreement, the matters shall be determined by An Bord Pleanála.


Reason: In the interests of orderly development.

6. The developer shall pay to Dublin County Council a contribution towards the provision of piped public services and roads in the area. The amount to be paid and the time and method of payment shall be agreed with the planning authority or, in default of 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 their cost.

7. Before the development is commenced, the developer shall lodge with 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.


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

Dated this 12th day of August

1986.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~EXTENSION OF PERMISSION~~ PERMISSION: ~~REFUSAL~~

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

To **Brian O'Halloran & Assocs.** Register Reference No. **85A/340**
23, Herbert Place, Planning Control No.
Dublin 2, Application Received **15/3/85**
Peter Jordan Ltd. Time ext. up to & incl. **31/7/85**
Additional Information Received
Mat. Contrav. Not. dated **5/6/85**
Further time extension up to & incl. **18/10/85**
Applicant

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/ **3697/85**, dated **18/10/85**, decided to refuse:

~~EXTENSION OF PERMISSION~~

PERMISSION

~~REFUSAL~~

For **Proposed fifty two houses at Ballymount Great, Co. Dublin.**

for the following reasons:

1. The site of the proposed housing development is situated in an area zoned in the Development Plan "to preserve and provide for open space and recreational amenities". The development proposed would contravene materially this objective and would not be in accordance with the proper planning and development of the area, and would be seriously injurious to the amenities of the area.
2. There are no public piped sewerage facilities available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **18th October, 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.

FUTURE PRINT LTD.

Peter Jordan Ltd.,
Unit 2,
Belgard Road,
Tallaght,
Co. Dublin.

85A/340

18/7/'85

Re: Proposed fifty-two houses at Ballymount Great for Peter Jordan Ltd.

Dear Sir/Madam,

With reference to your planning application received here on 15/3/'85, time extension up to 31/7/'85, material contravention notice dated 5/6/'85, (Further letter of extension period received 16/7/'85), in connection with the above, I wish to inform you that:-

In accordance 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 18/10/'85.

Yours faithfully,



for Principal Officer

Mr. Peter Hanna,
Brien O'Halloran & Assoc.,
23 Herbert Place,
Dublin 2.

85A/340

13th May, 1985.

RE: Proposed fifty-two houses at Ballymount Great, for Peter Jordan Ltd.

Dear Sir,

With reference to your planning application received here on 15th March, 1985, (letter for extension period received 13th May, 1985), in connection with the above, I wish to inform you that:-

In accordance 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 July, 1985.

Yours faithfully,



for Principal Officer.