

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  XA.798
1. LOCATION	Cappagh, Clondalkin <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Housing development		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	O/P	26.4.82	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  .....  2. .... </div> <div style="width: 45%;"> 1. ....  .....  2. .... </div> </div>
4. SUBMITTED BY	Name Collins Doorly Assoc., Address 5 Farmhill Road, Roebuck, Dublin 14		
5. APPLICANT	Name P.H.I. Investments Ltd., Address Harcourt House, Harcourt Street, Dublin		
6. DECISION	O.C.M. No. PA/1576/82 Date 22nd June, 1982		Notified 22nd June, 1982 Effect To refuse o. permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 15th July, 1982 Type 1st Party,		Decision O. Permission refused by An Bord Pleanala, Effect 30th Nov., 1982
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 PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

County Dublin

Planning Register Reference Number: X.A. 798

APPEAL by P.H.I. Investments Limited of Harcourt House, Harcourt Street, Dublin against the decision made on the 22nd day of June, 1982, by the Council of the County of Dublin to refuse outline permission for housing development on a site at Cappagh, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1982, outline permission is hereby refused for the said housing development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is seriously affected by Dublin County Council proposals for major new roads in the area.
2. The proposed development would generate a large volume of additional traffic movements in the adjoining Cappaghmore housing estate through which access to the site is proposed and would, therefore, be seriously injurious to the residential amenities of the estate.
3. The proposed development would constitute substandard development by reason of the unsatisfactory location and extent of the proposed public open space area.

*J. Gannon*

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

Dated this *30* day of *November* 1982.

# DUBLIN COUNTY COUNCIL

Tel: 724755  
Fax: 52/264

PLANNING DEPARTMENT  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

## NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

**Collins Doorly Associates,**

**5, Farmhill Road,**

**Roebuck,**

**Dublin 14.**

**XA 798**

Register Reference No.....

Planning Control No.....

Application Received..... **26/4/82**

Additional Inf. Recd.....

**P.H.I. Investments Ltd.**

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/ **A/1576/82** dated **22/6/82**  
decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

**Proposed housing development at Cappagh, Clondalkin.**

For.....

for the following reasons:

1. The site of the proposed development is likely to be seriously affected by Road reservations for the Naas Motorway and the Slot Road - and thier associated building line setbacks. Additionally it is likely that the Slot Road will be elevated in the vicinity of the site in order to cross the canal and railway. The development would be premature until details of the road network in the area have been approved by the County Council or an appeal.
2. The applicant has not shown the proposed Slot Road or the Naas Motorway on the lodged plans nor has the shown how his lands not affected by these roads can be satisfactorily developed.
3. Access to the site via Cappaghmore Estate would be seriously injurious to the amenities of the residents in Cappaghmore Estate. The development would be premature until such time as alternative satisfactory means of access is available to serve the site.
4. The applicant has not satisfied the Planning Authority that the can provide for surface water and foul drainage facilities in a satisfactory manner.
5. Inadequate public open space has been indicated to serve the development.

Signed on behalf of the Dublin County Council .....

for PRINCIPAL OFFICER

**22nd June, 1982.**

Date.....

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of  
by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal  
be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord  
Pleanala, ~~Irish Life Centre, Lower Abbey Street, Dublin 1.~~ and accompanied by a deposit of £10. 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.