

DUBLIN COUNTY COUNCIL

Tel: 776811, Ext. 20.

Planning Department,  
Exchange Buildings,  
Lord Edward Street,  
Dublin 2.

NOTIFICATION OF A DECISION REFUSING OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

TO: Nicholas O'Dwyer Son & Partners, Reference No. in Planning Register of  
Dublin County Council 1083  
6 Burlington Road, Planning Control No. 11424  
Dublin, L. Application received 15th August 1967

APPLICANT H.A.O'Neill Ltd

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/1083/67 dated 12th October 1967 make a decision pursuant to Section 26(1) of the Act refusing outline permission for:

Housing Development at Oldcourt, Tallaght

for the following reasons:-

- (1) The proposed development is premature by reference to the nonavailability of sewerage facilities in the area and the period within which it is expected that such facilities would be provided.
- (2) The proposal is in conflict with the anticipated provisions of the development plan as it is outside the future development area and as it is envisaged that the existing rural character of the area will be preserved and intensive development of the nature proposed, on such an isolated unserviced site, would be contrary to such provisions.
- (3) The layout for the proposed development is not in accordance with good Planning principles on account of:-
  - (i) The open space is not suitably integrated with the housing development and its amenity value would be seriously reduced by siting the sewage treatment plant in it.
  - (ii) The layout of roads is uneconomical in that there is an excessive total length of estate roads.
  - (iii) There are too many junctions linking the estate with the existing County road bounding the site, thus creating unnecessary traffic hazard.
  - (iv) There are several cross roads proposed on the estate; this would give rise to serious traffic hazards.

P.T.O.

Signed on behalf of the Dublin County Council: \_\_\_\_\_

for County Secretary

Date: 12th October 1967

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and the nature of the applicant's interest in the property affected and should be addressed to the Secretary, Department of Local Government, (Planning Appeals Section), Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for outline permission as if it had been made to him in the first instance.

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- (v) The layout and pattern of the house blocks, particularly, in the north-eastern portion of the site, where houses are shown directly facing and too close to the backs of other houses, would be seriously prejudicial to residential amenity.