

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.2175
1. LOCATION	East of Grove Road, Townland of Coolmine <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	55 Detached houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	O/P	2.11.81	<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 Mr. J.F. O'Dockery, Address 33 Leeson Park Avenue, Appian Way, Dublin 6e		
5. APPLICANT	Name Messrs Scaldwood Ltd., Address C/o 23 Batra Park, Dublin 7		
6. DECISION	O.C.M. No. PA/3299/81 Date 22nd Dec., 1981		Notified 23rd Dec., 1981 Effect To refuse o. permission.
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 21st Jan., 1982 Type 1st Party,		Decision O. Permission granted by Effect An Bord Pleanala, 27th May, 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 PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: W.A. 2175

APPEAL by Scaldwood Limited, care of 23, Ratra Park, Dublin, against the decision made on the 22nd day of December, 1981, by the Council of the County of Dublin deciding to refuse outline permission for housing development on a site east of Grove Road, Coolmine, Blanchardstown, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant outline permission for the said development, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULEColumn 1 - Conditions

1. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced or, failing agreement, shall be, as determined by An Bord Pleanála.

Column 2 - Reasons for Conditions

1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

Contd./...

## SECOND SCHEDULE (CONTD).

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Before the development is commenced, the developers 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 agreed between the planning authority and the developers or, failing such agreement, shall be as determined by An Bord Pleanála.</p>	<p>2. To ensure the satisfactory completion of the development.</p>
<p>3. The developers shall pay a contribution to Dublin County Council towards the cost of the provision by the said Council of a new distributor road network in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the Council before the development commences or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>3. The provision of a new road network in the area will facilitate the development and it is considered reasonable that the developers should contribute towards the cost of constructing it.</p>
<p>4. The road reservation for the proposed Coolmine-Snugborough dual carriageway shall be set out on the site in consultation with the planning authority before the development is commenced.</p>	<p>4. To ensure the reservation of the land expected to be required for, or in connection with, the construction of the proposed new road.</p>
<p>5. Details of water supply and of foul and surface water sewerage to serve the proposed development shall be in accordance with the requirements of the planning authority.</p>	<p>5. In the interests of public health.</p>

Contd./...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>6. The detailed plans and particulars to be lodged with the planning authority for approval shall, inter alia, provide for the following:</p> <p>(a) the setting back of the boundary of the site along the Grove Road frontage to the line required by the planning authority, and for the appropriate treatment of the area of land affected (including the construction of a footpath and the provision of a grass verge);</p> <p>(b) the location of the junction with Grove Road at a point agreed with the planning authority;</p> <p>(c) an internal road layout to meet the requirements of the planning authority, and</p> <p>(d) a density and layout of development, building line set-backs, disposition of open space or spaces, and a size and design of house or houses in keeping with the general pattern of existing development in the vicinity.</p>	<p>6. While the Board accepts the general principle of housing development on the site, it considers that the layout lodged is deficient in a number of respects and that the site should be developed on the basis of a revised layout and other plans and particulars which take account of the matters listed in this condition and the other relevant terms of this order.</p>

*E. M. Walsh*

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

Dated this 27<sup>th</sup> day of May 1982.

# DUBLIN COUNTY COUNCIL

Telephone 724755  
Ext. 262/264

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: **John P. O'Donohy,**  
**53 Leeson Park Avenue,**  
**Appian Way,**  
**Dublin 6.**  
**Scaldwood Limited.**

Register Reference No. **VA 2175**  
Planning Control No. **10421**  
Application Received **2/11/81**  
Additional Inf. Recd. ....

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/3299/81** dated **22/12/81.** decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For **Proposed 55 detached houses east of Grove Road, Townland of Coolmine.**

for the following reasons:  
1. **The proposed development is premature because a road layout for Blanchardstown Town Centre has not been approved by the Planning Authority.**

2. **The site is largely in an area indicated in the County Development Plan as being reserved for shopping, commercial and office development, as part of the proposed Blanchardstown new town centre. The proposed development would be contrary to the proper planning and development of the area, as it would be in conflict with the above zoning objective and would militate against the proper planning and development of the Town Centre.**

3. **The proposed development would be premature until an Action Plan for the Town Centre, including open space requirements have been approved.**

4. **Houses backing onto Grove Road and the Coolmine-Snugborough Road are unacceptable. House on site 43 has an inadequate building line.**

5. **The necessary improvements to Grove Road should be incorporated into the development of these lands.**

6. **The applicant has not indicated his intentions with regard to the section of the Coolmine-Snugborough Road within his ownership as shown on the lodged plans.**

Signed on behalf of the Dublin County Council

*SOD*  
for PRINCIPAL OFFICER

**23rd December, 1981.**

Date

NOTE: An appeal against the decision may be made to An Bord Pleanála 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 should be addressed to An Bord Pleanála, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., Dublin 1. and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.