

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.1654.
1. LOCATION	Ballyowen, Lucan. 5		
2. PROPOSAL	Site works and housing development.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 17/8/1981.	Date Further Particulars (a) Requested (b) Received
			1. Time ext. up to and incl. 15/12/81 2.
4. SUBMITTED BY	Name A.J. Purcell & Associates. Address 13 Anglesea St., Dublin 2.		
5. APPLICANT	Name Tern Houses (Brennanstown) Ltd. Address Lonsdale House, Avoca Rd., Blackrock.		
6. DECISION	O.C.M. No. PA/3168/81		Notified 15th Dec., 1981
	Date 15th Dec., 1981		Effect To refuse permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 21st Jan., 1982		Decision
	Type 1st Party, APPEAL		WITHDRAWN Effect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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

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

County DublinPlanning Register Reference Number: W.A. 1654

WHEREAS

1. On the 17th day of August, 1981, Tern Houses (Brennanstown) Limited, care of Andrew J. Purcell and Associates, 13 Anglesea Street, Dublin, (hereinafter called "the applicants") made an application to the Council of the County of Dublin (hereinafter called "the planning authority") for permission for housing development on a site at Ballyowen, Lucan, County Dublin.
2. On the 15th day of December, 1981, the planning authority decided to refuse permission for the development the subject of the application.
3. On the 15th day of January, 1982, the applicants appealed to An Bord Pleanála against the said decision of the planning authority.
4. On the 29th day of November, 1982, the applicants withdrew the application.

NOW, THEREFORE, An Bord Pleanála hereby decides:

1. That, as the application has been withdrawn by the applicants from consideration by An Bord Pleanála, the said appeal arising therefrom is accordingly determined.
2. That the deposit of £10 lodged in respect of the appeal by the said Andrew J. Purcell and Associates be returned to them.

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

Dated this 20 day of April 1983

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:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION: ~~XXXXXXXXXXXX~~

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

To:

A. J. Purcell & Associates,

13 Anglessa St.,

Dublin 2.

Register Reference No.

WA 1654

Planning Control No.

16663

Application Received

17/8/81

Time Extended up to: 15/12/81.

~~XXXXXXXXXXXX~~

Tern Houses Brennanstown 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/3168/81 dated 15/12/81 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXXXX~~

Proposed site works and housing development at Ballyowan, Lucan.

For

for the following reasons:

1. Preparation of the Action Plan for the area has not been completed and it is considered essential that the development of these lands should accord with the Action Plan. In this regard the layout does not accord with the Draft Action Plan which was recently presented to the West Committee of the Council. This Draft Action Plan was noted by the said Committee.

2. Development of other lands in the vicinity and particularly the provision of a new Local Distributor Road system has not progress sufficiently to enable the development of the land to proceed without creating serious traffic hazard on the present inadequate and heavily trafficked road fronting the site.

3. The Distributor Road Network for the area will have to be constructed by the developers or provided from funds made available by developers in this general area. The applicant has not indicated any willingness to construct or to contribute towards the roads network in the area and until such a network is available the development is premature.

4. It is understood that the allocation of the Class I public open space on Corporation lands is unacceptable to Dublin Corporation and as such the proposed development has no satisfactory area of Class I public open space.

5. The Class II and Class III public open spaces proposed are unsatisfactory in shape and in location.

6. In view of the applicant's refusal of permission to the Sanitary Services Section to enter on the lands to lay rising mains and gravity main there is no satisfactory foul sewer system available to service all these lands.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

15th 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.

7¹ The proposed development would be premature by reason of the said existing deficiency in the provision of public foul sewerage system and the period within which such deficiency may reasonably be expected to be made good.


8. Inadequate provision has been made for integration of these lands with adjoining lands.

9. Some of the culs-de-sac are excessive in length.

10. The general layout of the estate is too rigid leading to an unattractive development.

11. Some of the foul sewers and surface water sewers are inadequate in size and levels have to be amended in certain sections.

12. Some watermains will have to be upsized.



for Principal Officer.

WA 1654

16th October, 1981.

A.J. Percell & Associates,
13 Anglesse St.,
Dublin 2.

RE: Proposed site works and housing development at Ballyowen, Lucan,
for Tern Houses, Brennanstown Ltd.

Dear Sir,

With reference to your planning application received here on 17th August, 1981, (letter for extension period dated 15th October, 1981), 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 15th December, 1981.

Yours faithfully,



for Principal Officer.