

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 1412
1. LOCATION	Tymon Lane, Balrothery, Tallaght, Co. Dublin. S		
2. PROPOSAL	2 blocks of terraced type houses		
3. TYPE & DATE OF APPLICATION	TYPE OP	Date Received 15th July, 1981	Date Further Particulars
			(a) Requested 1. 11th Sept., 1981 2. (b) Received 1. 2.
4. SUBMITTED BY	Name J. O'Grady, Address 27, Waterloo Lane, Dublin 4,		
5. APPLICANT	Name as above, Address		
6. DECISION	O.C.M. No. PA/21/82		Notified 8th Jan., 1982
	Date 8th Jan., 1982		Effect To refuse o. permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified		Decision
	Type		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		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

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~~

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

To:

J. O'Grady,

Register Reference No. **WA.1412**

27 Waterloo Lane,

Planning Control No. **11710**

Dublin 4.

Application Received **15th July, 1981**

Additional Inf. Recd. **9th November, 1981**

APPLICANT **J. O'Grady**

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, **PA/21/82** dated **8th January, 1982** decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For **Residential development at Tymon Lane, Balrothery, Tallaght**

for the following reasons:

1. The site is located in an area zoned "to provide for the development of a residential community" in the Development Plan. The proposed development which envisages an excessive density in relation to existing development and with unsatisfactory provision for public open space would contravene materially the above objective and would not be in accordance with the proper planning and development of the area.
2. The construction of the proposed houses would constitute piecemeal development and would prejudice the comprehensive development of the site and the immediately adjoining housing sites to the north and south.
3. The proposed development indicates frontage development to the existing sub-standard Tymon Lane, which would endanger public safety by reason of traffic hazard.
4. The applicant has not submitted specific evidence that the lands are suitable for housing construction purposes.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **8th January, 1982**

NOTE: An appeal against the decision may be made to An Bord Pleanala 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 Pleanala, 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 Pleanala will determine the application for permission as if it had been made to them in the first instance.

2136

WA 1412

11th September, 1981

J. O'Grady,
27 Waterloo Lane,
Dublin 4.

RE: Proposed residential development at Tymon Lane, Balrothery, Tallaght,
for J. O'Grady.

Dear Sir,

With reference to your planning application received here on 15th July, 1981, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate:-

1. Further information is required which should provide for:-
 - a. specific proposals for access arrangements to any proposed houses,
 - b. an indication of the proposed housing layout taking into account the Council's density and open space provision requirements as set out in the Development Plan,
 - c. an indication of the proposed connection to public services,
 - d. specific proposals for the intergeration of any proposed houses with existing and proposed adjoining residential developments together with the necessary provision for the Tymon Lane Road improvement scheme and
 - e. specific evidence that ground conditions can provide for housing development on these lands.

NOTE: Applicant should consult with the County Council with regard to the above matters before the submission of any further information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above..

Yours faithfully,



for Principal Officer.