

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.991
1. LOCATION	Land at Ballyowen Castle, Ballyowen, Lucan <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	652 Dwelling houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	25.5.81	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. Time ext. up to and incl. 1/8/81  Time ext. up to and incl. 28/8/81 </div> <div style="width: 45%;"> Time ext. up to and incl., 30/9/81  2. </div> </div>
4. SUBMITTED BY	Name Mr. R. Mc <sup>y</sup> Donnell & G. May, Address "Carra, Ballinteer Road, Dublin 14		
5. APPLICANT	Name Ballyowen Castle Homes Ltd., Address C/o Fitzpatricks, Solicitors, 37-39 Fitzwilliam Sq.,		
6. DECISION	O.C.M. No. PA/2311/81 Date 30th Sept., 1981		Notified 30th Sept., 1981 Effect To refuse permission,
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type		Decision 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 .....	

# DUBLIN COUNTY COUNCIL

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

Telephone 724755  
Ext.: 262/264

## NOTIFICATION OF A DECISION TO REFUSE:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION: ~~XXXXXXXXXX~~  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

R. McDonnell and G. May

Register Reference No. WA 991

"Carra"

Planning Control No. WA 991

Ballintear Road

Application Received 25.5.81  
Time Ext. 21.8.81

DUBLIN 14

Additional Inf. Recd. 30.9.81  
Time Ext. 30.9.81

APPLICANT Ballycuan Castle Homes Ltd.

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/2311/81 dated 30th September, 1981, decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXX~~

For 652 dwelling houses at Ballycuan, Lucan

for the following reasons:

1. The road network serving the site is extremely substandard and the volume of traffic generated by the proposed development on this substandard road system would endanger public safety by reason of a traffic hazard.
2. The development would be premature until a road network to serve the area has been developed. The nearest satisfactory road available to serve this site is the Newlands Fonthill Road which is approx. half a mile away. It is not yet known how this road is to be financed or constructed or when this will take place. By amending the Action Plan for the area this road could provide a satisfactory access to applicant's site. The effect of these amendments or the mechanics of how they are to be accomplished both on and off applicants site has not yet been resolved. In this regard there are grade difficulties on applicants southern boundary which have to be analysed.
3. The mechanics for the provision of the land and the construction of the Distributor Road running east west through applicants site have not yet been determined. The Council are presently looking at the standard for this road and the appropriate set back to be required. The proposed development is premature pending resolution of all this matter.
4. The lodged plans do not allow for the access to the lands currently under consideration.
5. The layout in the area north of the District Distributor Road does not conform to the Action Plan for the area.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 30th September, 1981.

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.

6. The layout south of the Distributor Road does not conform to the Action Plan for the area resulting in an inadequate area being provided for the Post Primary School site.
7. There are an excessive number of houses backing onto the Distributor Roads resulting in substandard development.
8. The Class I open space for this is likely to be designated on lands to the north in the ownership of the Council. The appropriate financial contribution in this regard has not yet been determined.
9. The Class II open space proposed is totally unsatisfactory in shape and location. This situation will be aggravated in the event of a local Distributor being located across the southern boundary of the site.
10. The lodged plans do not show that cognizance has been taken with regard to the provision of satisfactory internal road access to the lands to the east.
11. The lodged plans do not clearly show the necessary improvements to Ballymore Lane to allow frontal development to take place as shown.
12. In relation to Sanitary Services insufficient information has been submitted with regard to the following matters:-
  - a. foul sewer way leave agreements
  - b. surface water sewers outfall, pipe sizes and gradients
  - c. pumphouse details

  
for Principal Officer.

2053

WA 991

28th August, 1981.

R. McDonnell and G. May,  
"Carra",  
Ballinteer Road,  
DUBLIN 14.

RE: Proposed 652 dwelling houses at Ballyowen, Lucan for Ballyowen  
Castle Homes Ltd.

Dear Sirs,

With reference to your planning application received here on  
25th May, 1981 (Letter of extension period dated 28th August,  
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  
30th September, 1981.

yours faithfully,

  
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for Principal Officer.

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WA 991

21st August, 1981.

R. McDonnell and G. May,  
"Carra",  
Ballinteer Road,  
DUBLIN 14.

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RE: Proposed 652 dwellingshouses at Ballyowen, Lucan for Ballyowen  
Castle Homes Limited.

Dear Sirs,

With reference to your planning application received here on 25th May, 1981, (~~EnteExfonsimhenpian~~ ~~first~~ ~~adugated~~ 1981 (~~Entth~~ ~~er~~ ~~for~~ further extension period dated 19th August, 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 28th August, 1981.

yours faithfully,

  

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for Principal Officer.

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WA991

R. McDonnell and G. May,  
"Carra",  
Ballinteer Road,  
Dublin 14.

24th July, 1981.

re/ Proposed 652 dwelling houses at Ballyowen, Lucan for Ballyowen Castle  
Homes Limited.

Dear Sirs,

With reference to your planning application received here on 25th May, 1981  
(Letter for Extension Period dated 23rd July, 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 24th August, 1981.

Yours faithfully,

  
for Principal Officer