

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.731
1. LOCATION	Tymon Lane, Balrothery, Tallaght, Co. Dublin S		
2. PROPOSAL	Housing Development of 3 blocks of 6 terraced type houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	D.P.	23.4.81	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. WA 731 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Mr. R. O'Connor,		
	Address 116 Biscayne, Malahide, Co. Dublin		
5. APPLICANT	Name Mr. T. Brennan,		
	Address Tymon Lane, Balrothery, Tallaght, Co. Dublin		
6. DECISION	O.C.M. No. PA/2127/81		Notified 11th Sept., 1981
	Date 11th Sept., 1981		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~~ : ~~APPROVAL~~

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

To;

R. O'Connor

116 Biscayne,

Coast Road,

Malahide, Co. Dublin

Register Reference No. WA 731

Planning Control No. 7660

Application Received 23/4/81

Additional Inf. Recd. 13/7/81

APPLICANT ... T. Brennan

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/2127/81 dated 11th September 1981 decide to refuse:

OUTLINE PERMISSION

PERMISSION

APPROVAL

For Proposed housing development of three blocks of 6 terraced type houses 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 without adequate provision for satisfactory integration with proposed development at the south boundary, and with unsatisfactory provision for public open space, would contravene the above objective and would not be in accordance with the proper planning and development of the area.
2. The applicant has not shown that the necessary lands required for road improvement purposes will be reserved as such and kept free from building development.
3. The applicant has not submitted specific evidence that these lands are suitable for housing construction purposes.
4. The applicant has not submitted evidence that adequate and satisfactory connections to existing roads and sewers can be achieved.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 11th September 1981

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.

WA 731

22nd June, 1981.

R. O'Connor,
116 Blacayne,
Malahide,
Co. Dublin.

RE: Proposed 3 block of 6 terraced type houses at Tymon Lane,
Balrothery, Tallaght for T. Brennan.

Dear Sir,

With reference to your planning application received here on 23rd April, 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 requirements and open space provision 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 which affects the site frontage to Tymon Lane.
 - e. Specific evidence that ground conditions can provide for housing development on these lands.

NOTE: The 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.