

COMHAIRLE CHONTAE ÁTHA CLIATH

S

| | | | |
|-------------------------------|--|---|---|
| File Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE TA 1467 |
| 1. LOCATION | Gibraltar Td., Clondalkin, | | |
| 2. PROPOSAL | 424 houses and site development works, | | |
| 3. TYPE & DATE OF APPLICATION | TYPE P | Date Received 1st August 1980 | Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2. |
| 4. SUBMITTED BY | Name Crossspan Dev. Ltd., Address 89, Upper Leeson St., Dublin 4. | | |
| 5. APPLICANT | Name as above Address | | |
| 6. DECISION | O.C.M. No. PA/2101/80 Date 30th Sept., 1980 | Notified 30th Sept., 1980 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. | | | |
| 16. | | | |
| Prepared by | | Copy issued byRegistrar. | |
| Checked by | | Date | |
| Grid Ref. | O.S. Sheet | Co. Accts. Receipt No. | |
| | | | |

DUBLIN COUNTY COUNCIL

phone 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;

Crosspan Developments Limited,
89, Upper Leeson Street,
Dublin 4.

TA. 1467
Register Reference No.....
Planning Control No. 9865
Application Received 1/8/80
Additional Inf. Recd.....

APPLICANT Crosspan Developments 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/2101/80, dated 30/9/80, decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For proposed 424 houses and site development works at Gibraltar Td., Clondalkin,

for the following reasons:

1. The major part of the site is located in an area zoned "P" in the Development Plan "to provide for the further development of agriculture". The proposed development would be in conflict with this objective and would militate against the preservation of the rural environment.
2. There are no water supplies/sewerage facilities available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of water supplies/sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. Access to the site is proposed from St. John's Road and the Old Neas Road. These roads are inadequate to deal with a development of this size, and the generation of traffic onto these roads would endanger public safety by reason of a traffic hazard.
5. The layout does not take account of the proposed local distributor road and roundabouts at the east of the site. The local distributor road has a carriageway of 30-ft. in a reservation of 70-ft.
6. The absence of a local distributor road system within a development of this size is unacceptable.
7. The public open space proposed inadequate to serve the development.
8. The density of the housing development being 11.5 houses per acre gross is excessive.
9. The layout provides for houses less than the minimum standard of 2.3 metres (7-ft. 6 ins). apart.
10. No house type has been submitted for the detached houses on the site.
11. A single house type as proposed for the entire development would be visually monotonous.
12. A layout plan at at least 1:500 scale should be provided.

Contd. Over/

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

30th September, 1980.

Date.....

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 must 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, Holbrook House, Holles Street, Dublin 2 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.

Contd./

13. Longitudinal sections of all the roads have not been provided.
14. The proposed development is premature until such time as the permanent local distributor road to the south is available to serve the proposed development.
15. The integration of housing layout of these lands and adjoining lands has not been co-ordinated.

Signed on behalf of the Dublin County Council _____

MS
for Principal Officer.

Dated:-

30th September, 1980.