

## COMHAIRLE CHONTAE ÁTHA CLIATH

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|-------------------------------|--|---------------------------------|--|-----------------------|
| File Reference                | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976<br>PLANNING REGISTER |                                 | REGISTER REFERENCE<br>TA.1443                          |                       |
| 1. LOCATION                   | Gibraltar Townland, Clondalkin   |                                 |  |                       |
| 2. PROPOSAL                   | Residential Development of 248 semi-detached and six detached houses             |                                 |  |                       |
| 3. TYPE & DATE OF APPLICATION | TYPE   | Date Received                   | Date Further Particulars<br>(a) Requested (b) Received |                       |
|                               | P.   | 29.7.80                         | 1. ....<br>2. ....                                     | 1. ....<br>2. ....    |
| 4. SUBMITTED BY               | Name W.J. Bourke & Partners,<br>Address 26 Leeson Park, Dublin 6                 |                                 |  |                       |
| 5. APPLICANT                  | Name Dwyer Nolan Developments Ltd.,<br>Address 1 Duke Row, Summerhill, Dublin 3  |                                 |  |                       |
| 6. DECISION                   | O.C.M. No.   | PA/2076/80                      | Notified   | 26th Sept., 1980      |
|                               | Date   | 26th Sept., 1980                | Effect   | To refuse 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.                           |  |                                 |  |                       |
| 16.                           |  |                                 |  |                       |
| Prepared by .....             |  | Copy issued by ..... Registrar. |  |                       |
| Checked by .....              |  | Date .....                      |  |                       |
| Grid Ref.                     | O.S. Sheet   | 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:

~~XXXXXX PERMISSION XX~~ PERMISSION : ~~XXXXXX~~ ~~XXXXXX~~

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

To;

W.J. Bourke & Partners,

Register Reference No. .... TA 1443 .....

26 Leeson Park,

Planning Control No. .... 8830 .....

Dublin 6.

Application Received ..... 29/7/80 .....

Additional Inf. Recd. ....

APPLICANT ..... Dwyer Nolan Developments Limited. ....

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/2076/80 ..... dated ..... 26/9/80 ..... decide to refuse:

~~XXXXXX PERMISSION~~

PERMISSION

~~XXXXXX~~

For ..... Proposed residential development of 248 semi-detached houses and 6 detached .....  
houses at Gibraltar Townland, Clondalkin, Co. Dublin.

for the following reasons:

1. Access to the site is proposed from the Old Naas Road. This road is substandard as is its junction with Boot Road. The traffic generated by a development of the size proposed onto a substandard road would endanger public safety by reason of a traffic hazard.
2. The access to the site by means of the Old Naas Road would materially contravene Condition no. 4 of outline permission relating to the site, R.A. 2143 which stated:-  
"That no development take place on the construction of house in the area south of St. John's Road until such time as the permanent access from the proposed Nangor/Newlands Road is available. A temporary connection to the Old Naas Road as shown is unacceptable."
3. The layout, as proposed, takes no account of the road pattern included in the Action Plan for the area. The development of the site, as proposed, would seriously impede the provision of a local distributor road network to serve the entire neighbourhood.
4. The absence of a local distributor road network within a development of this size is unacceptable and renders the proposed development to be premature.
5. There is no public open space indicated to serve the proposed development. The absence of open space to serve a development of this size would be contrary to the proper planning and development of the area and seriously injurious to the amenities of the area.
6. Part of the site on which housing is proposed is zoned 'P' in the Development Plan - "to provide for the further development of agriculture". The proposed housing development would be in conflict with that objective.
7. No cognisance has been taken of the 38Kv line, which traverses the site. This materially contravenes Condition 17 of the outline permission relating to the site R.A. 2143, which states "That cognisance be taken of the 36Kv line traversing the site with a view to determining a satisfactory location for it".

Condt. over

Signed on behalf of the Dublin County Council .....

for PRINCIPAL OFFICER

26th 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 the decision 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, Irish Life Centre, Lower Abbey Street, 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.

Reg. Ref. NO. TA 1443

8. The proposed watermain layout does not meet with the requirements of the Sanitation Authority (the 4-ins. watermain which traverses the site has not been indicated). Applicant should consult with Sanitary Services Department before resubmission.
9. The scale of the plan 1:1000 is too small to enable the Planning Authority to satisfactorily determine the adequacy of the layout. Plans to a scale of 1:500 should be proposed for the development.

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for Principal Officer.