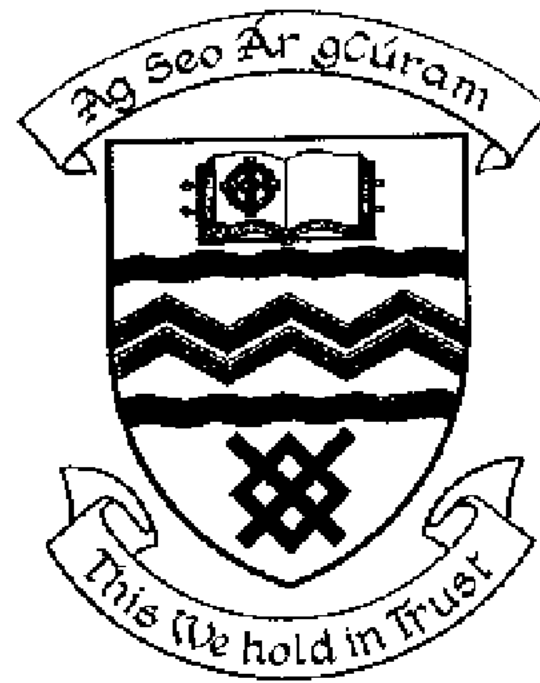


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0258	
1. Location	Ballyowen, Lucan, Co. Dublin.		
2. Development	Development of circa 6,237 sq.m. consisting of 73 apartments of mixed 1, 2 and 3 bedroom units, totalling 4,897 sq.m. A three storey business unit of 651 sq.m. and a gym and creche facility of 689 sq.m. all orientated around a landscaped courtyard. The above all with associated parking and landscaping.		
3. Date of Application	28/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/08/1999 2.	1. 2.
4. Submitted by	Name: Project Architects, Address: Flemings Court, Flemings Place,		
5. Applicant	Name: Ballymore Properties, Address: 35/38 St. Stephens Green, Dublin 2.		
6. Decision	O.C.M. No. 1839 Date 26/08/1999	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1839	Date of Decision 26/08/1999
Register Reference S99A/0258	Date: 28/04/99

**Applicant** Ballymore Properties,  
**Development** Development of circa 6,237 sq.m. consisting of 73 apartments of mixed 1, 2 and 3 bedroom units, totalling 4,897 sq.m. A three storey business unit of 651 sq.m. and a gym and creche facility of 689 sq.m, all orientated around a landscaped courtyard. The above all with associated parking and landscaping.

**Location** Ballyowen, Lucan, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 28/04/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that the previous individual action areas of Willsbrook, Griffeen, Ballyowen and Balgaddy were combined into one action area plan in 1995, therefore the scale of the centre and community facilities considered and granted permission under Reg. Ref. S94A/0503 was to facilitate and serve this enlarged area. The community facilities granted permission under S94A/0503 include a Sports Hall complete with gymnasium, 3 squash courts, sauna, changing facilities, creche, and reception/small shop combined, car parking and the provision of an illuminated area within a section of the car parking designed to allow outdoor games, basketball, five-a-side, hockey etc. and a 200mm running track.

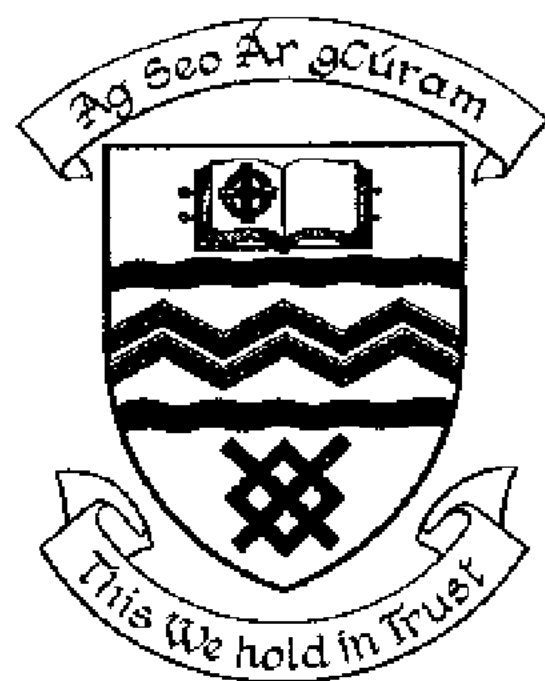
The Planning Authority note that no reference has been made by the applicant to the permission granted under S94A/0503

Project Architects,  
Flemings Court,  
Flemings Place,  
Dublin 4.

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REG REF. S99A/0258

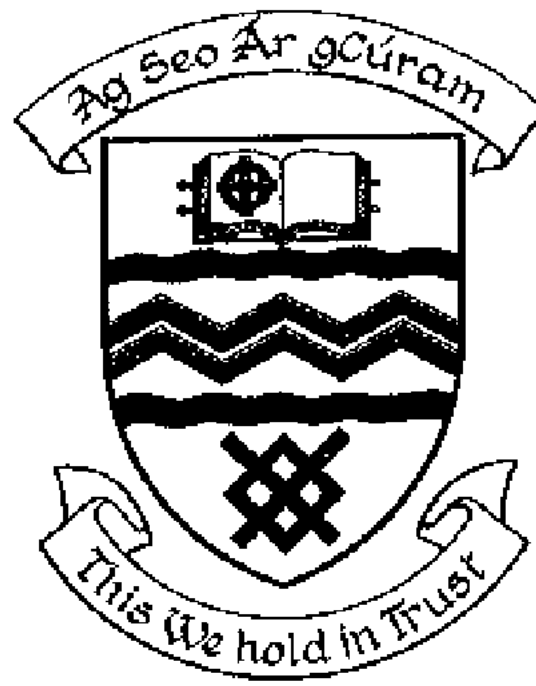
nor how it is proposed to provide alternative community facilities on a similar scale elsewhere. This is of relevance in view of the applicant's stated commitment to the provision of such facilities as set out in a number of written statements submitted in support of S94A/0503. It is thereby construed that the previous permission and the provision of the approved community facilities is effectively being abandoned.

The applicant is requested to clarify the proposed development having regard to the existing permission under Reg. Ref. S94A/0503 and what alternative provision for community facilities on a similar scale to serve local needs are proposed.

- 2 Notwithstanding the Planning Authority's concerns with regard to the principle of the proposed development in light of the existing permission on site, the applicant is advised that the Authority has a number of reservations with regard to the scheme in the context of its setting:

- (a) In view of the outer suburban setting the proposed development does not have a satisfactory relationship to its surroundings. Of particular note the unbroken building line to the Outer Ring Road at three storeys high and 108 metres in length, would be more suited to an urban centre setting. The proposed landscaped strip to the Outer Ring Road which varies from 7 metres to 3 metres is also deemed to be inadequate and a strip of 10 metres minimum and the buildings set back accordingly approximately in line with the public house is deemed appropriate. In addition there is a need for adequate separation from the site boundary to the north so as to protect the adjoining property. An 11 metre setback would be required.
- (b) No details are given as to the treatment of the courtyard, what is actually intended by the lines joining Block C and D, or the proposed separation of the car park and open space. Indeed the suitability of the open space treatment on such an outer suburban centre needs to be fully justified.

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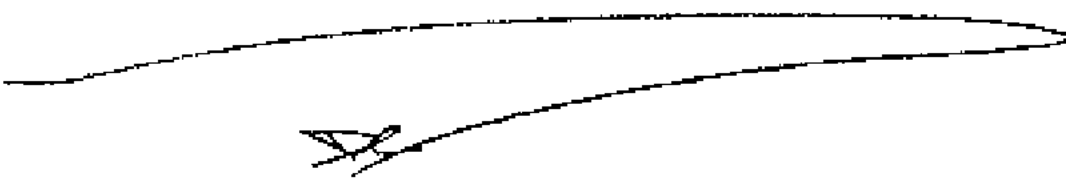
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REG. REF. S99A/0258

- (c) The car parking requirements for the apartments is 146 spaces which is 42 more than that provided for in the overall parking layout. While the parking requirement of the offices, gym and creche is complimentary the overall parking requirement would be in order of 166 space, a shortfall of 62 spaces which is unacceptable.
- (d) The apartments appear of a minimal size inappropriate to an outer suburban location. (Note: The Guidelines on Residential Developments in Urban Renewal Designated Tax Incentive Areas are not deemed to be relevant in such an outer suburban location).

In summary, the applicant is advised that in view of the proposed density, the inadequacy of car parking provision and the absence of a satisfactory relationship to its surroundings, the proposed development essentially constitutes over development of the site with little or no cognisance taken of its setting. As a consequence, the Planning Authority strongly recommend the reconsideration of the entire scheme.

  
Signed on behalf of South Dublin County Council

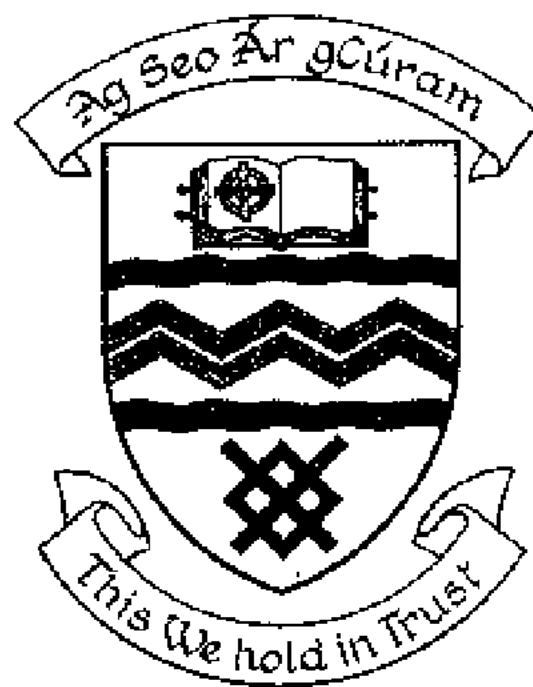
.....  
for Senior Administrative Officer

26/08/99

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1804	Date of Decision 23/08/1999
Register Reference S99A/0258	Date 28/04/99

**Applicant** Ballymore Properties,  
**App. Type** Permission  
**Development** Development of circa 6,237 sq.m. consisting of 73 apartments of mixed 1, 2 and 3 bedroom units, totalling 4,897 sq.m. A three storey business unit of 651 sq.m. and a gym and creche facility of 689 sq.m, all orientated around a landscaped courtyard. The above all with associated parking and landscaping.

**Location** Ballyowen, Lucan, Co. Dublin.

Dear Sir / Madam,

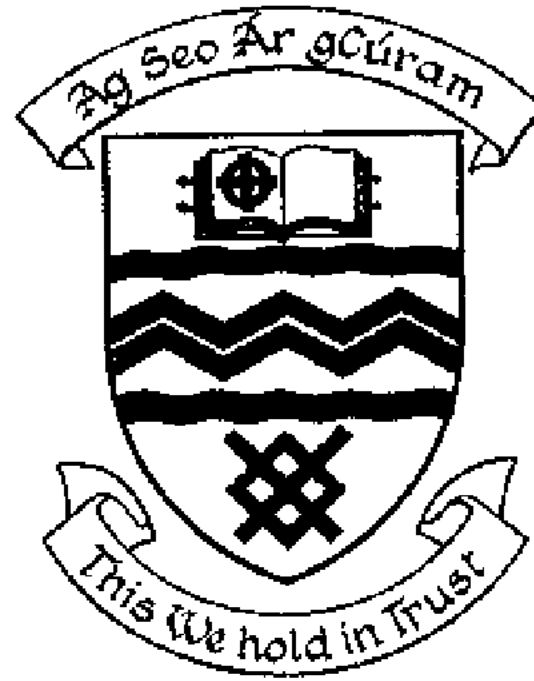
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 30/08/1999

Yours faithfully

... D.C. .... 23/08/99  
for SENIOR ADMINISTRATIVE OFFICER

Project Architects,  
Flemings Court,  
Flemings Place,  
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1375	Date of Decision 02/07/1999
Register Reference S99A/0258	Date 28/04/99

Applicant Ballymore Properties,  
App. Type Permission  
Development Development of circa 6,237 sq.m. consisting of 73 apartments of mixed 1, 2 and 3 bedroom units, totalling 4,897 sq.m. A three storey business unit of 651 sq.m. and a gym and creche facility of 689 sq.m, all orientated around a landscaped courtyard. The above all with associated parking and landscaping.

Location Ballyowen, Lucan, Co. Dublin.

Dear Sir / Madam,

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 has been extended, up to and including 26/07/1999

Yours faithfully

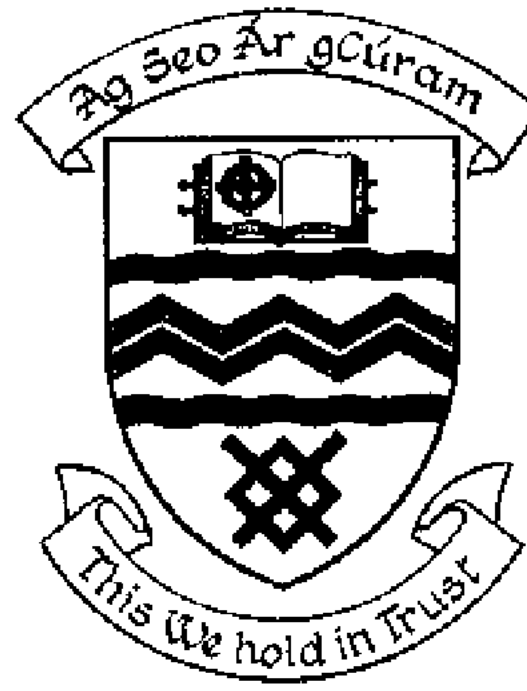
..... 02/07/99  
for SENIOR ADMINISTRATIVE OFFICER

Project Architects,  
Flemings Court,  
Flemings Place,  
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1332	Date of Decision 25/06/1999
Register Reference S99A/0258	Date 28/04/99

Applicant                      Ballymore Properties,  
App. Type                      Permission  
Development                   Development of circa 6,237 sq.m. consisting of 73 apartments  
   of mixed 1, 2 and 3 bedroom units, totalling 4,897 sq.m. A  
   three storey business unit of 651 sq.m. and a gym and creche  
   facility of 689 sq.m, all orientated around a landscaped  
   courtyard. The above all with associated parking and  
   landscaping.

Location                      Ballyowen, Lucan, Co. Dublin.

Dear Sir / Madam,

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 has been extended, up to and including 12/07/1999

Yours faithfully

..... 25/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Project Architects,  
Flemings Court,  
Flemings Place,  
Dublin 4.