

6/5/86168

P/0958/92

AN BORD PLEANÁLA

FINANCIAL
CONTRIBUTION :-

AMOUNT € Nil

F | REFUSAL

215

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/598

APPEAL by Sister Rosemary Alexander and the Board of Management of Our Lady's School, Templeogue, Dublin care of Edward Brady and Associates of 65 Rock Road, Williamstown, Blackrock, County Dublin against the decision made on the 7th day of June, 1991 by the Council of the County of Dublin to refuse a permission for development comprising the construction of an access roadway from Templeogue Road to Our Lady's School, Templeogue, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The traffic movements arising from the proposed development would endanger public safety by reason of a traffic hazard on the adjoining heavily trafficked Templeogue Road.
2. The proposed development would require the removal of a number of trees the loss of which would cause serious injury to the visual amenities of Templeogue Road.



Anw. Anw. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 31st day of January, 1992.

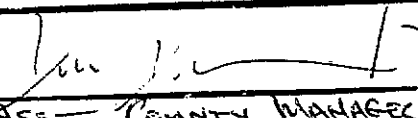
AN BORD PLEANÁLA

P.10958792

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/598

Order Noted:	L.D.
Dated:	9 th FEB. 92
 ASST. COUNTY MANAGER	
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated	10 TH day of FEBRUARY 1992
	DECEMBER 19 91

L.D.

ISSUED
28-8-91.

COMHAIRLE CHONTAE ATHA CLIATH

MR JOHN HENRY,
SENIOR ENGINEER
ROADS SECTION
D.C.C.

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

28th August '91.

re : Oral Hearing of Planning Appeal Reg. Ref. : 91A - 598

ACCESS FROM TEMPLEOGUE ROAD TO OUR LADY'S SCHOOL
TEMPLEOGUE, SR. ROSEMARY ALEXANDER.

I wish to confirm that an oral hearing of the above appeal has been arranged as hereunder : -

DATE : 9TH OCTOBER 1991

PLACE : CONFERENCE ROOM AN BORD PLEANALA

TIME : 10.30 A.M.

I should be glad if you would make the necessary arrangements to have your Department represented at the hearing. The following documents are forwarded herewith for your information.

- 1. Copy of letter of application and site map. ✓
- 2. Copy of report of Dublin Planning Officer and order of the Assistant City and County Manager. ✓
- 3. Copy of grounds of appeal. ✓

checked.
attached.
L.

L. Donohue
for PRINCIPAL OFFICER

Encls.

COMHAIRLE CEONTAE ATHA CLIATH

91A - 598

To: Dublin Planning Officer

ORAL HEARING OF PLANNING APPEAL

PROPOSAL: *Access from Templeogue Road to Our Lady's School, Templeogue*
APPLICANT: *M. Rosemary Alexander.*

I wish to confirm that an Oral Hearing of the above appeal has been arranged as hereunder:-

DATE: *09.10.91*
PLACE: *Conference Room, An Bord Pleanála.*
TIME: *10:30AM*

I should be glad if you would indicate the Departments which you wish to have represented at the Hearing.

M. Murtagh.
for SENIOR ADMINISTRATIVE OFFICER

To: Senior Administrative Officer

At the Oral Hearing listed above, I wish to have the following Departments represented:-

- | | | | |
|--------------------------------|-------------------------------------|--------------------------------|--------------------------|
| (1) Co. Solicitor's Dept..... | <input type="checkbox"/> | (5) Fire Officer's Dept..... | <input type="checkbox"/> |
| (2) Roads Department..... | <input checked="" type="checkbox"/> | (6) Parks Department..... | <input type="checkbox"/> |
| (3) Sanitary Services Dept.... | <input type="checkbox"/> | (7) Development Plan Section.. | <input type="checkbox"/> |
| (4) Eastern Health Board..... | <input type="checkbox"/> | | |

DUBLIN PLANNING OFFICER

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0598

Date Received : 16th April 1991

Correspondence : Edward Brady & Associates,
Name and : Architects,
Address : 65 Rock Road,
Blackrock,
Co. Dublin.

Development : Access roadway from Templeogue Road

Location : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

App. Type : Permission

Zoning :

MD
(MD/BB)

Report of Dublin Planning Officer dated 4th June, 1991.

This application is for permission for an access roadway from Templeogue Road to Our Lady's School, Templeogue.

The existing access to the school is located at the junction of Templeogue Road and Fortfield Road traffic lighted junction. The proposed access is located approximately 100 metres closer to Templeogue Village than the existing access and is between the existing access and Springfield Road, Templeogue Road junction. There are a line of trees along the boundary and there is a mature sycamore tree adjacent to the proposed access road.

In support of the application the applicant has submitted a letter which outlines the reasons why the traffic situation in the area and the hazards associated with ^{the purpose of} Terenure College and Our Lady's School, Templeogue, crossing the road in rush hour traffic at the existing junction at Templeogue Road and Fortfield Road.

The Roads Department have reported by phone that they are opposed to this proposal which would constitute a traffic hazard.

There are a large number of objections from local residents to this proposal. These relate to danger, traffic hazard and further slowing of traffic on Templeogue Road.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following ()
Reasons:-

- * *File* Reg. No 831/74 (G 2308 T)
- - 677/75 (H 2348 T)
- - 2468/76 (K 3210 T) relate to these *affairs*.

P.C. entrance at this location was subject to Dublin Corporation and an appeal for reasons relating to loss of residential amenities and traffic hazard + the principle of a permanent

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

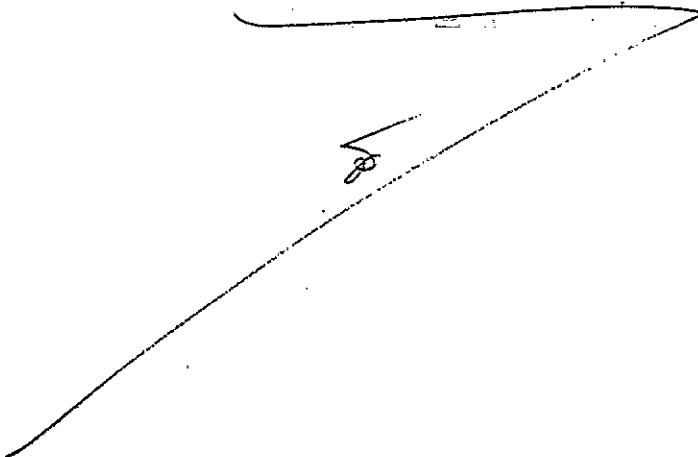
Reg.Ref: 91A/0598

Page No: 0002

Location: Our Lady's School, Templeogue

REASONS FOR REFUSAL

01 The proposed development would endanger public safety by reason of traffic hazard or obstruction of road users.



Richard Cremius *SP* *11* *N. N...*
for Dublin Planning Officer 5.6.91 Endorsed:.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the () reasons set out above is hereby made.

Dated : *7 June 1991* *K.O. Sullivan*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

SS only,

(P)

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0598

Date : 18th April 1991

Development : Access roadway from Templeogue Road

LOCATION : our Lady's school, Templeogue

Applicant : Sr. Rosemary Alexander

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 16th April 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Date received in Sanitary Services

DUBLIN CO. COUNCIL
SANITARY SERVICES
26 APR 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
- 6 JUN 1991
Returned. *GG*

FOUL SEWER

No objection

SURFACE WATER

Insufficient information

Full drainage details have not been lodged.

W. Sullivan 28/5/91.

*J.R.
30/5/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date

Register Reference : 91A/0598

Date : 18th April 1991

ENDORSED _____ DATE _____

WATER SUPPLY... *no objection*

[Signature]
30/4/91

ENDORSED *[Signature]* _____ DATE *1/5/91* _____

[Signature] 30/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date

DUBLIN COUNTY COUNCIL

REG. REF: 91A/598.
LOCATION: Our Lady's, Templeogue.
APPLICANT: Sr. Rosemary Alexander.
PROPOSAL: Access roadway from Templeogue Rd.
DATE LODGED: 16.4.91.

The proposed additional access is onto the very heavily trafficked Templeogue Road which is an urban arterial route. Traffic speeds on the road are high.

A new access would generate turning movements which would cause considerable disruption and obstruction to traffic and Roads are totally opposed to it. (The very wide carriageway also make these turning movements difficult).

Permission should be refused as the proposal would endanger public safety by reason of a traffic hazard and obstruction to road users.

Note: There is an existing "double" access to the site at the traffic lights further north.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 4.06.91.
Time 12.30

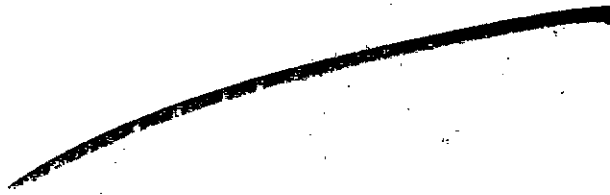
TR/BMcC
29.5.91.

SIGNED: Terence Ryan
DATE: 28/5/91

ENDORSED: E. Madden
DATE: 30th May '91

SPARE

COPY



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0598

Date Received : 16th April 1991

Correspondence : Edward Brady & Associates,
Name and : Architects,
Address : 65 Rock Road,
Blackrock,
Co. Dublin.

Development : Access roadway from Templeogue Road

Location : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

App. Type : Permission

Zoning :

MD
(MD/BB)

Report of Dublin Planning Officer dated 4th June, 1991.

This application is for permission for an access roadway from Templeogue Road to Our Lady's School, Templeogue.

The existing access to the school is located at the junction of Templeogue Road and Fortfield Road traffic lighted junction. The proposed access is located approximately 100 metres closer to Templeogue Village than the existing access and is between the existing access and Springfield Road, Templeogue Road junction. There are a line of trees along the boundary and there is a mature sycamore tree adjacent to the proposed access road.

In support of the application the applicant has submitted a letter which outlines the reasons why the traffic situation in the area and the hazards associated with ^{the road} Terenure College and Our Lady's School, Templeogue, crossing the road in rush hour traffic at the existing junction at Templeogue Road and Fortfield Road.

The Roads Department have reported by phone that they are opposed to this proposal which would constitute a traffic hazard. *The principle of a permanent entrance at this location was refused by Dublin Corporation and an appeal for reasons relating to loss of residential amenity and traffic hazard.*
There are a large number of objections from local residents to this proposal. These relate to danger, traffic hazard and further slowing of traffic on Templeogue Road.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (/)
Reasons:-

- * *File* Reg. No 831/74 (G 2808 T)
- - 677/75 (H 2848 T)
- - 2468/76 (K 3310 T) *relate to these reports.*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

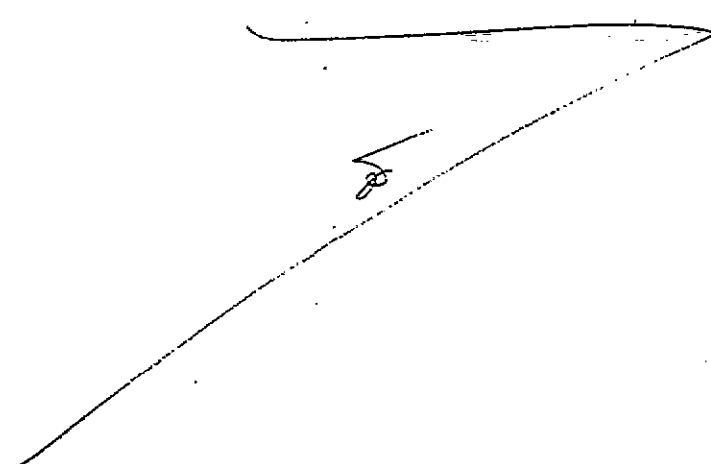
Reg.Ref: 91A/0598

Page No: 0002

Location: Our Lady's School, Templeogue

REASONS FOR REFUSAL

01 The proposed development would endanger public safety by reason of traffic hazard or obstruction of road users.



Richard Cresswell SP M. *N. W. ...*
for Dublin Planning Officer 5.6.91 Endorsed:
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (1) reasons set out above is hereby made.

Dated : 7 June 1991. *K.O. Sullivan*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

235 Templeogue Road,
Templeogue,
Co. Dublin, 6W.
12th August, 1991.

RECEIVED
14 AUG 1991

The Secretary,
An Bord Pleanála,
Irish Life Centre,
Dublin, 1.

Dear Sir,

Ref. Pl./6/5/36163. Our Lady's School, Templeogue Road,
Dublin, P.A. Reg. Ref: 91A/593.

Thank you for your letters with enclosures of 25th July and
29th July,

I refer, firstly, to the letter addressed to you by Messrs.
Edward Brady & Associates acting on behalf of Our Lady's School and
dated 23rd July, 1991. In this letter they refer to the decision
of Dublin Corporation to refuse Planning Permission. As you are
aware, the Appeal is against the decision of Dublin County Council.

In their letter Messrs. Brady state that "the proposed roadway
is also a safe distance from Springfield Road."

May I point to them, through your good offices, that in Plan No.
903/66, Dublin Corporation refused permission for a Petrol Filling
Station on a site in the grounds of Our Lady's 100 (one hundred)
feet North of Springfield Road. The Corporation considered the
development would be objectionable and one of the reasons for
their decision was contained in -

"2. (b) The location of a petrol filling station adjacent
to the entrance to a school and near the intersection of two major
roads (i.e. Fortfield Road and Templeogue Road) would cause a serious
traffic hazard."

This decision was subsequently confirmed by the then Minister for
Local Government who decided that condition 2 of the order:-

"The proposed development would endanger public safety by reason
of traffic hazard because of location of site in close proximity
to two road junctions and because the traffic movements to which
this development would give rise would interfere with the safety
and free flow of traffic on the adjoining road."

As set out in my letter to you of 17th July, the creation of a traffic
hazard was the reason given in the refusals to the proposals in
Plan 831/74 (Dublin Corporation); Plan 677/75 (Order of the Minister
for Local Government.); Plan 2468/36 (Dublin Corporation) subsequently
appealed to and refused by An Bord Pleanála.)

/contd.

An Bord Pheanala.
Ref. Pl 6/5/68168.

(2) contd.

Referring to the letter (enclosed to you by Messrs. Brady) from Mr. J. Cashen, the Bursar/Administrator of Our Lady's, this letter is undated and it is unclear from it who the addressee is. However, I wish to make the following comments:

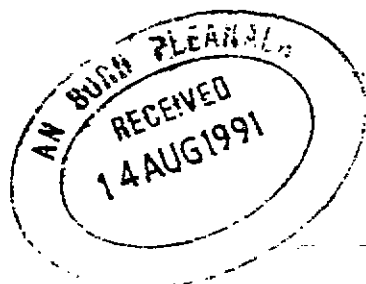
Items No. 1, No. 2 and No. 3 in the letter - These matters of traffic control and enforcement are a matter for the Gardai; the matter of proper control by traffic lights adjusted to allow traffic in and out of the existing entrance at Our Lady's is ~~a matter~~ for decision by the Gardai and the Traffic Section of Dublin County Council. Both these matters require serious attention.

Item No. 4. (1) to get the services of a school warden. This seems a very sensible decision as wardens are usually on duty at school entrances at specified times.

Yours sincerely,



(Mrs. Denis J. Smyth.)



R

223 Templeogue Road

DUBLIN, 6th
13th August 19

An Bord Pleanála,
Irish Life Centre.

Our Lady's School Access Roadway Ref. 91A/0598

Dear Sirs,

I wish to object to above planning application appeal on the grounds stated in my original objection to Irish County Council.

I would particularly emphasise the traffic hazard involved in a proposed new exit. The West Link Road has increased the volume of traffic on our road. Not only has the volume increased but so vice has speed with drivers racing between traffic lights to beat the change of signal at Safford Road on Templeogue Road.

A charge of £15 to cover fee.

Yours faithfully

Philip Hayde
(PHILIP HAYDE)

AN BORD PLEANALA
Received <u>11/8/91</u>
Fee: <u>£15 chq.</u>
Receipt No. <u>8 2441</u>

ABP

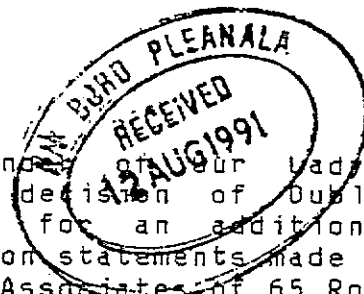
An Bord Pleanála,
Floor 3, Blocks 6-7,
Irish Life Centre,
Lr. Abbey St., Dublin 1.

229 Templeogue Road,
Dublin 6,
9 Aug. 1991.

Your ref. PL 6/5/86168, P.A.Reg. Ref. 91A/598.

A chara,

With reference to the appeal of Sr. Ruth Alexander of Our Lady's School, Templeogue Road, Dublin 6, against the decision of Dublin County Council refusing the permission sought for an additional entrance to Our Lady's School, I wish to comment on statements made in support of the present appeal by Edward Brady and Associates of 65 Rock Road, Williamstown, Blackrock, Co. Dublin (23 July, 1991) and by Mr. Joseph Cashen, Bursar-Administrator of Our Lady's School (undated letter).



A. Letter of Edward Brady and Associates:

1. The present appeal should be against the decision of Dublin County Council, rather than the Corporation as on previous occasions.

2. The County Council in fact gave two reasons for refusing the appellant's application: (i) the creation of a traffic hazard and (ii) the obstruction of road users. These reasons warranted the decision to refuse the application and the local authority clearly considered them to be sufficient for its judgement.

3. The danger to public safety of an additional entrance to Our Lady's School has been consistently found by the Minister for Local Government, Dublin Corporation, An Bord Pleanála and Dublin County Council to be a good and sufficient reason for refusing permission for the entrance being again sought. The statement of the traffic hazard does not exclude other reasons or imply that the other reasons found by the planning authorities (e.g., "loss of amenity to residents") no longer apply.

4. It is inaccurate to state that the proposed entrance would allow "clear vision in both directions". There are in fact trees growing on the grass margin to right and left and the vision of a motorist coming out of the proposed entrance would be further obstructed by the bus-stop to his or her right at which the 158, 49, 49A, 65, 65A and 65

8 buses usually have to stop. These buses have a combined frequency of nearly 200 on working and school days.

5. The proposed entrance is not, as claimed, "at a safe distance from Springfield Road". It is in fact approximately 85 yards away and it can be verified by inspection on school-days that Springfield Road is frequently blocked by traffic backing up from the traffic lights at the junction of Fortfield and Templeogue Roads. This obstruction would be increased by the proposed entrance, as parents would drop their children farther south on Templeogue Road and so nearer to Springfield Road.

6. The claim that the present appeal is being made "in the interest of public safety" cannot be reconciled with the consistent professional findings of the planning authorities on the occasions of the several previous applications and an earlier appeal to An Bord Pleanála for a similar entrance to the one now being sought.

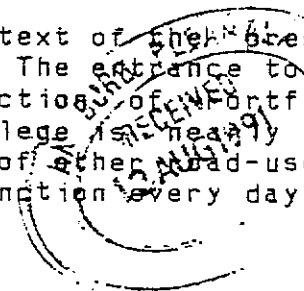
7. Regarding the safety of pupils, (a) the applicant has established no unusual risk to pupils entering or leaving Our Lady's School by the present entry and exit roads; (b) even if such a risk were to be established, it should not be reduced by increasing the risk to other road-users or by causing inconvenience, obstruction, harassment and loss to other residents on Templeogue Road; (c) Our Lady's School has a frontage of about 300 feet between the present entrance and Bushy Park which would allow an additional entrance to reduce any hypothetical risk to the pupils without adversely affecting the residents, as is now being proposed.

8. The junction of Fortfield Road and Templeogue Road is controlled by traffic lights. No advantage would be gained by adding another entrance approximately 90 yards from the present, with or without another set of traffic lights.

8. Letter of Mr. Joseph Cashen:

1. It is accepted that the present entrance to Our Lady's School is its only entrance. It is similar to the entrance to many other suburban schools and better than some, e.g., the entrance off Templeville Road to Templeogue College which has much additional traffic through the public use of its swimming pool, bridge club and other sporting facilities.

2. The mention of Terenure College in the context of the present application is misleading and largely irrelevant. The entrance to the College is almost a quarter of a mile from the junction of Fortfield Road and Templeogue Road and the exit from the College is nearly 200 yards from the entrance to Our Lady's. Thousands of other road-users, as well as pupils of Terenure College, pass the junction every day and



adding another entrance to Our Lady's would only increase the risk to the College pupils and all the others.

3 (1 in Cashen). Regarding the alleged breaking of the lights by motorists passing through the junction, it has to be pointed out that this could be remedied by substantiated complaints from the authorities of Our Lady's School to the law enforcement agency. There is in fact a traffic-monitoring camera already at the junction.

4 (1 in Cashen). The islands at the junction of Fortfield and Templeogue Roads facilitate crossing at what are normal crossings.

5 (2 in Cashen). Having daily passed this junction as a pedestrian and a motorist for over 35 years, I have not experienced the misunderstanding claimed by Mr. Cashen. If such exists, it could be readily removed by varying the traffic lights or by adding arrows indicating right or left turns.

6 (2 in Cashen). Regarding the claimed serious accidents, the appellant has supplied no statistics for the totals of serious accidents (i) at the junction, (ii) opposite Our Lady's grounds, or (iii) involving Our Lady's pupils. Having lived opposite Our Lady's grounds for the past 35 years, I have found that the number of serious accidents at the junction or along Templeogue Road has been thankfully small and I cannot recall any serious accident involving a pupil of Our Lady's during that time. At least one resident was injured in trying to enter his gate from the stretch of Templeogue Road under discussion. (Vid. also comment 7(c) on Brady letter).

7 (3 in Cashen). It is true that there are no lights at the Fortfield-Templeogue junction for traffic emerging from Our Lady's School. This deficiency can best be remedied by installing the missing lights. An additional entrance to the School would not prevent the present lights from going out of order, if in fact they do so any more than traffic lights in any other part of the city.

8 (3 in Cashen). Regarding the mention of parents driving their children to Our Lady's School, these parents very often fail to use the present separate entrance and exit roads through Our Lady's grounds. Being usually in a hurry on their way to work, they drop their children instead on Templeogue or Fortfield Road. They are most unlikely to use an additional circuit through Our Lady's grounds via the present entrance at the junction and out through the proposed road on to Templeogue Road again.

It should be noted that the appellant has made no mention of closing the present exit from the School or of the fact that both entry and exit roads are being applied for in the proposed access road. Either two entrance roads and two exit roads are intended for the School or the present entrance is intended for some use other than school requirements.

9 (4 in Cashen). The effect of a warden service now at the present entrance to Our Lady's is unknown, as such a service has not been tried for some years. Neither has there been a school patrol at Our Lady's of the kind used in Notre Dame des Missions School in Churchtown and many other schools. Either service might alleviate the concern of the School authorities for the safety of their pupils.

10 (4 in Cashen). A "second exit" would not in fact diminish the total traffic on Templeogue Road in any way but would increase the hazards to the pupils and other road-users and would require another set of traffic lights at the proposed entrance.

It is noticeable that the letters from Edward Brady and Associates and Mr. Cashen have addressed none of the points raised in my submissions to Dublin County Council on 3 May 1991 and to your Bord on 10 July 1991 and which are relevant to any consideration of the present appeal.

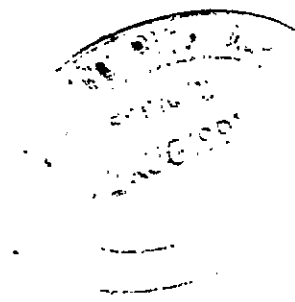
I trust that An Bord Pleanála will again find that the present application/appeal is unsatisfactory and unwarranted. Should an oral hearing be thought necessary, I request your permission to be present and to be professionally represented.

Thanking you for your attention,

Yours sincerely,

Michael Turner

Michael Turner



ALBERTO BERNARDI
13/8/91
P15 Chg
B24398
A. CHARA

225, Templeogue Rd
D6W
9th of August.

Delay in writing because
of holidays.

I wish to object to
permission being given
under appeal to Mr Alexander
and the Board of management
of Our Lady's School, Templeogue
Rd Dublin 6W, to open another
access from the school.

My objection is based
on traffic hazard. While I
was working in Stillorgan
I had to take my car out of
my drive way and park it
on the other side of the road

at 7.30 A.M. ² If I had to go
to town to work I would
have to leave it down
opposite ^{small} gate into the Park
Office were I would not have
been able to get my car out.

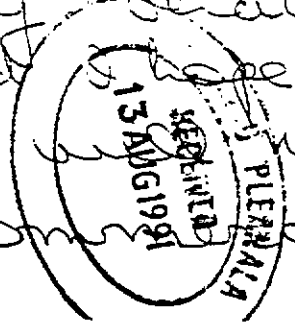
There at least sixteen hundred
children arriving between
Our Lady's and Yvonne
College for a quarter to nine.
It often took me more than
five minutes to get across
the Rd to my car.

I find it very difficult
to understand how
anyone would consider
a other opening as the

3

Traffic has increased enormously in the last thirty-years when they were turned down. To me it would be sheer madness someone should be sent out to monitor the traffic chaos when the children go back to school its magic at the moment with the schools closed.

That land and Park was left by Lady Shaw to the people and I hope that the property will not be used for commercial



4

development.

Please find enclosed
a cheque for fifteen pd
which I object to as
I am a widow and I
don't see why I should
pay to paint out
madness

MARIA DILLON

OUR LADY'S SCHOOL,
TEMPLEOGUE ROAD,
DUBLIN 6.

TELEPHONE 01-905516
SECONDARY SCHOOL
01-903241

Dear

I am writing to you to express our grave concern about the safety of our girls and staff entering and leaving Our Lady's School. The student population of the school is in excess of 1,000. The only exit at present is at the junction where Fortfield Road meets Templeogue Road. Pupils and Staff coming from the Fortfield side of the road have to cross traffic lights at the junction. This critical situation is exacerbated by the fact that this junction is also used by Terenure College (pupil population 1,200). In addition to the normal hazards of trying to cross the road in rush hour traffic the pupils and staff also have to contend with the following:-

1. Motorists coming up the Templeogue Road from Terenure Village and turning right into Fortfield Road. They frequently break the lights to do so, thus endangering students who are attempting to cross the Fortfield Road. The student often are forced to wait on the island and take any opportunity they can to get across.
2. Motorists and cyclists coming down the Templeogue Road and turning left are causing the same problems as in 1. In addition a genuine misunderstanding appears to exist between motorists and cyclists exiting from Fortfield Road and turning right into Templeogue Road and students crossing the road. The fact that a number of serious accidents have occurred here in recent years suggests there is a real danger that a student could pay for such a misunderstanding with his or her life.
3. As there is no allowance on the lights for traffic exiting or entering Our Lady's School there is a major problem given the very heavy volume of traffic at these times. All of the above difficulties are increased by the additional chaos and danger caused when the lights are out of order, a frequent occurrence particularly after the weekend. The very big increase in traffic on the Templeogue Road has added to our difficulties and our situation is not helped by the fact that many parents who live quite near the school now drive their children to and from school as they believe it is not safe to travel on foot.
4. As a result of continuous representations from parents and staff and of our own observations as to the dangers involved in having only one exit from the school we are convinced of the necessity of the following:-

- (i) to get the services of a school warden
- (ii) to open a second exit from the school in order to divide the traffic and ease the problem at the present exit.

The Manager, Sister Rosemary Alexander, R.C.E., and the Board of Management have asked me, on their behalf, to put these difficulties to the relevant authorities and express their fears that someone will be badly maimed or killed unless something is done very soon to alleviate this serious problem. We are therefore making a formal request to the County Council for a School Warden and also for a second exit from the school.

Yours sincerely

P. Gashen

Bursar/Administrator

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

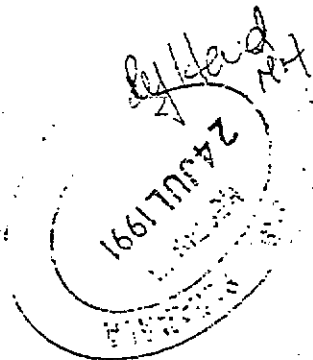
BY HAND

Ref. MM/EC

Tel. ~~880186/2885403~~
2880186-2885403

P. A. Reg. Ref: 91A/598
Your Ref: PL 6/5/86168

23rd July 1991



An Bord Pleanala,
Floor 3 Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD
OUR LADY'S SCHOOL, TEMPLEOGUE, DUBLIN 6W

Dear Sir/Madam,

We refer to the above and our appeal against Dublin Corporations decision to refuse Planning Permission for the access roadway.

We outline hereunder grounds for our appeal.

Dublin Corporation has given only one reason for the refusal:

'The proposed development would endanger public safety by reason of traffic hazard/and or obstruction of road users'

We disagree with this statement as the proposed entrance/exit occurs on a wide stretch of roadway with clear vision in both directions. The wide path with grass margin enables vehicles to gain clear early vision before entering the road. The proposed roadway is also a safe distance from Springfield Road. The application was made in the interest of public safety together with the safety of pupils attending the school as the present entrance is over burdened and the entrance occurs at the junction of Templeogue Road and Fortfield Road. A hazard to public safety is therefore created by the overuse of the existing access road.

cont/d over.....

Sheet

2.

An Bord Pleanála

23rd July 1991

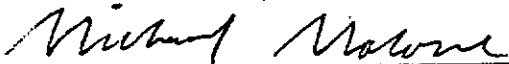
Your Ref: PL 6/5/86168

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD, OUR LADY'S SCHOOL,
TEMPLEOGUE, DUBLIN 6W

The Bursar/Administrator of the School, Mr. Joseph Cashen has on behalf of The Manager, Sister Rosemary Alexander and the Board of Management outlined their reasons for the application in a letter and we attach copy of same.

We trust this is the information you require at this time and we request the Bord for an early date for the oral hearing.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

Enc(1)

AN BORD PLEANALA
 Received 12/7/91
 P3 CH9
 23928
 Fiosrta No. 23928

229 Templeogue Road,
 Dublin 6,
 10 July 1991.

An Bord Pleanala,
 Irish Life Centre,
 Abbey St., Dublin 1.

Your ref.: PL6/5/86168



A chara,

Referring to the appeal of Sr. Ruth Alexander and/or the Board of Management of Our Lady's School, Templeogue Road, Dublin 6, against the decision of Dublin County Council which recently refused permission for access/exit roads to/from Our Lady's School and/or Convent, as a resident of Templeogue Road I wish to enter my objection against the decision of the Council being over-turned. I also wish to request permission to be present and to be professionally represented at any oral hearing of the appeal.

I object to the proposed extra entrance being allowed on the following grounds:

1. It would create a greater traffic hazard on a road that already has serious risks for those who use Templeogue Road or try to cross it. In addition to the increase in traffic along this road through greater car ownership and commercial vehicals, there is certain to be increased traffic arising from the further development of Tallaght: The Square, Regional College of Technology, Tallaght Hospital, etc. Furthermore, there is now the official policy of channelling vehicals from the south City via the new M50 to Dublin Airport and the main routes to the south, west and north of the country. This extra traffic normally must pass along Templeogue Road to join the M50.

Several earlier applications by the present appellant for the additional access road now being sought have been consistently turned down by the Minister for Local Government (Environment), Dublin Corporation, Dublin County Council and An Bord Pleanala on the ground that the additional access road would be a traffic hazard.

2. The additional entrance being sought would result in a loss of amenity for the residents on this part (nos. 209-239) of Templeogue Road, as was found by the planning officials of Dublin Corporation on the occasions of previous applications (PL831/74, PL600/75, etc.). On an appeal to your Bord (PL2468/76), it was decided again that "the construction of a permanent roadway would be seriously injurious to the residential amenities of property in the vicinity ---", 19 May 1977. Apart from amenities for the residents, others from the south side who may wish to use Bushy Park would have to pass through another set of traffic lights in addition to the five sets in the comparatively short distance from Templeogue Bridge to the Park.

3. An entrance/exit at the place proposed would make it virtually impossible for me to use my car for periods of 15-30 mins., four times a day during school terms.

4. It is usual for postprimary pupils and their friends to congregate outside and opposite school gates, as they do outside the present entrance to Our Lady's. These gatherings cause obstructions and nuisances to residents near school entrances.

5. The proposed entrance would substantially reduce the value of houses opposite or nearby. For many of the residents, their houses are the major part of their life savings.

6. The existing entrance and exit roads, together with two pedestrian passages, are quite adequate for the present needs of Our Lady's School and/or Convent, especially as all surveys from the Department of Education, E.R.S.I. and the Educational Secretariate of the Archbishop of Dublin show that the pupil population is due to fall by 30% in the next decade and all the indications are that Our Lady's Convent is likely to be uninhabited in the near future. The existing access to Our Lady's compares more than favourably with those to neighbouring Terenure College and Templeogue College which are schools with similar numbers of pupils to Our Lady's and which also have considerable additional traffic because of the swimming pools on their grounds that are used by the general public.

7. If the appellants in the distant future were to find a need for an additional entrance to Our Lady's School, they have alternative sites for entrances that would not adversely affect the residents on Templeogue Road. It is feasible to site another entrance to Our Lady's beside the pedestrian entrance to Bushy Park and roughly at the same distance from the existing entrance to the School as the site of the access road being sought in the present appeal.

8. In view of the several applications for the same facility as the present one which have been turned down by your Bord, Dublin Corporation, Dublin County Council and other planning authorities, it is an abuse of the planning process for an applicant, and/or appellant to make repeated applications/appeals for the same facility. It is relevant to quote here from a letter of Edward Brady and Associates, on behalf of the appellant to Dublin Corporation (8 Feb. 1978): "It is not the intention of our clients to apply for retention of temporary access as a permanent one, at a later date". The present appeal is again for precisely that permanent entrance.

9. It is open to the party making these repeated applications and appeals to do so at no personal cost whereas a resident who would be affected by the proposed entrance has no access to corporate funding in trying to preserve the value and use of his/her property. This obviously raises issues of natural justice and constitutional equity, were the present appeal to succeed.

10. In the absence of any real need for an extra entrance to Our Lady's School, there is an implication in the present appeal that the

existing entrance to Our Lady's is intended for use for another purpose, e.g., access to a housing development on the field between the existing entrance and Bushy Park. The land for Our Lady's School was assigned for educational purposes and it was never the intention of Lady Shaw, the previous owner, Dublin Corporation or indeed the Sisters of Religious Education that any of the property should be used for commercial development.

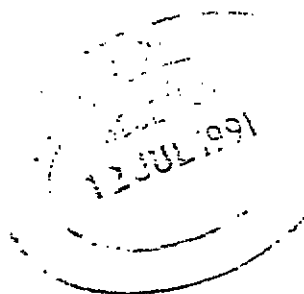
Please find enclosed a cheque for £30 to cover my objection and that of Mr. Aaron Harrison who is away and has asked me to forward his objection, also enclosed.

Thanking you for your attention,

Yours sincerely,

Michael Turner

Michael Turner



231 templeogue ROAD
DUBLIN 6
tel. 909155.

An Bord Pleanála,
IRISH LIFE CENTRE,
ABBEEY ST., DUBLIN 1.

YOUR REF. PL6/5/86168.

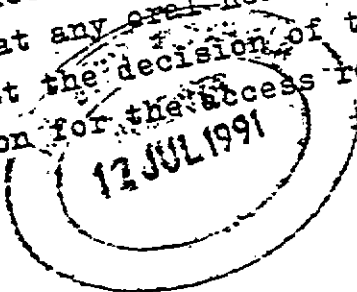
A chara,

I wish to object to permission being given, under appeal, to Sr. Ruth Alexander and/or the Board of Management of Our Lady's School, Templeogue Road, Dublin. 6W, to open another access/exit road to/from the School/Convent. My objection is based on the additional traffic hazard which such a road would create and on the loss of amenity that would occur through having a further school exit opposite my residence.

I also wish to be represented at any oral hearing that may be held to hear the appeal against the decision of the County Council not to grant permission for the access road sought.

Yours sincerely,

Aaron Harrison



P.S. £15 FEE BEING ENCLOSED BY
MY NEIGHBOUR.

MR. MICHAEL TURNER,

"Perknadoon,"
235 "Templeogue Road
Templeogue,
Co. Dublin, 6th.
17th July, 1991.

The Secretary,
An Bord Pleanála,
Irish Life Centre,
Dublin, 1.

Dear Sir,

Re: Our Lady's School, Templeogue Road, Dublin,
Planning Application 91A/0598, Dublin County
Council.
Your Reference: PL 6-5-86163.

I support the decision of Dublin County Council to refuse permission for the application for proposed road from Templeogue Road for the reason that "the proposed development would endanger public safety by reason of traffic hazard and/or obstruction to road users." (7th June, 1991.)

My objections to the proposed roadway are -

1. Our Lady's school already has an adequate entrance controlled by traffic lights at the junction of Templeogue Road and Fortfield Road.
2. In a letter dated 4th September, 1974, from the Solicitors of the proposers, Messrs. Arthur O'Hagan & Son, to the Planning Appeals Section of the Department of Local Government, Messrs. O'Hagan state: "Our clients have asked us to state categorically that the temporary access on to Templeogue Road would be used only to serve the building site for the period of the building operations" and in the same letter state "It is not the intention of our clients to apply for retention of temporary access as a permanent one, at a later stage."
3. The road proposed would be a very serious traffic hazard on a very heavily trafficked Templeogue Road (N81) which leads directly to the new motorway M50 which, in turn, takes very heavy traffic to the National Routes to the South and West of Ireland and to the Navan Road - the N4, N7, and N3. The M50 will, in 1994, lead to the M1 and to Dublin Airport.

Traffic signs in Rathgar, Dublin, are already directing traffic for Navan to travel via Templeogue Road to the M50. It is also pointed out that there is considerable private and commercial traffic coming OFF THE ROUNDABOUT FROM M50 via Templeogue Road to the city.

4. The creation of the proposed entrance and exit would seriously take from the environmental amenities of the residential properties in this vicinity.
5. As far back as 1966, the Minister for Local Government refused

- 2 - An Bord Pleanála (contd.)

permission for a commercial development as "the location adjacent to the entrance to a school and near the intersection of two major roads (i.e. Fortfield Road and Templeogue Road) would cause a serious traffic hazard." (Plan No. 903/66 Dublin Corporation.)

Plan 831/74 - Dublin Corporation. In granting permission for a school extension the Corporation made a condition "that the proposed new entrance from Templeogue Road shall be omitted" in order "to avoid ~~prevent~~ a traffic hazard"

Plan 677/75. By order of the Minister for Local Government permission was granted in January, 1976, for a temporary roadway. Condition No. 1 attached to this permission states "The roadway shall be removed as "on completion of building operations on the site the temporary access ~~shall cease~~ will no longer be needed and it is desirable in the interests of amenity and traffic safety that the use of the access should cease."

It is noted here by me that the condition requesting the removal of the road has not been complied with.

In 1976 the same proposers in Plan 2463/76 sought permission from Dublin Corporation "to retain permanently roadway to service school" Permission was refused, the proposers then appealed to an Bord Pleanála. Following the subsequent Oral Hearing the Bord's decision was to refuse permission for the reason that

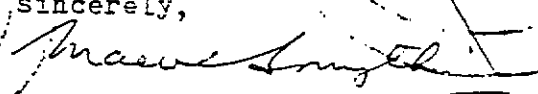
"The construction of a permanent roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road." 19th May, 1977.

As will be readily be seen from the above decisions, it is the continued view of the Minister for Local Government, Dublin Corporation, An Bord Pleanála and now, Dublin County Council, that the roadway proposed would have created a serious traffic hazard during the period 1966 to 1977. With the phenomenal increased in traffic up to and including 1991 and the projected increase activated by traffic to and from the M50 in the future the HAZARD IS CORRESPONDINGLY INCREASED.

Considerable harassment has been caused me (and others) since 1974 by continue applications for an entrance from Templeogue Road by Our Lady's. Also a great deal of time and money have been spent by me in connection with these applications and in monitoring their progress.

I enclose my cheque for £15 (fifteen pounds) being the statutory fee to accompany these observations.

Yours sincerely,

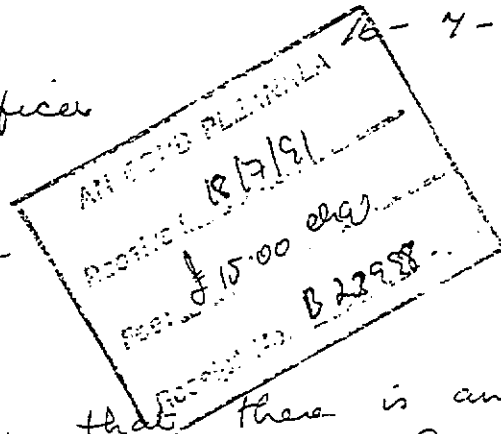

(Mrs. Denis J. Smyth.)

227, Templeogue Road
Dublin 6 W.

16-4-'91

To The Chief Planning Officer
An Bord Pleanála
Irish Life Centre

Re Plan D.1.
0958 (appeal)



Dear Sir, I understand that there is an appeal for the proposed access road to Our Lady's School, Templeogue and I wish to object. Another entrance to Our Lady's School, directly opposite my driveway would be extremely dangerous. Traffic has increased enormously on this road recently. We have difficulty in getting in and out of our own driveway and if there were another entrance opposite I can only visualise chaos.

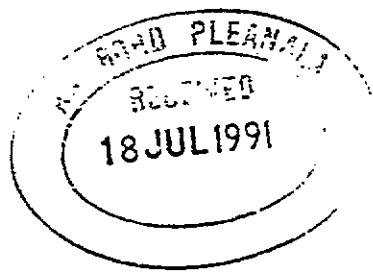
The proposed development would also affect the value of my property and I am very concerned about that. Children would congregate at this exit and this is very undesirable and unacceptable at the entrance to my house.

There is already an entrance with

traffic control
and their one?

why the necessity for

I remain
Yours faithfully
(Mrs) Mary J. Sullivan



Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

BY HAND

Ref. MM/EC Tel. 288186 / 2885403
2880186 - 2885403

91A/0598

1st July 1991

An Bord Pleanala,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

AN BORD PLEANALA	
Received	3/7/91
Fee	£150 ehq.
Receipt No.	823494

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD
OUR LADY'S SCHOOL, TEMPLEOGUE, DUBLIN 6W

Dear Sirs,

On behalf of our Clients Sister Rosemary Alexander and the Board of Management of Our Lady's School, Templeogue we wish to appeal against Dublin County Councils decision to refuse Planning Permission for the above development.

We attach Fee amounting to £150.00 to An Bord Pleanala.

X We request an ORAL HEARING of the appeal as the School's Board of Management consider the provision of the access essential for the safety of the pupils of the School.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

Enc(1)



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building OUR LADY'S SCHOOL, TEMPLEOGUE ROAD, 6W.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) SISTER ROSEMARY ALEXANDER
Address OUR LADY'S SCHOOL, TEMPLEOGUE ROAD, 6W. Tel. No. 905516

4. Name and address of EDWARD BRADY & ASSOCIATES, ARCHITECTS.
person or firm responsible 65 ROCK ROAD, BLACKROCK, CO. DUBLIN. Tel. No. 2880186
for preparation of drawings

5. Name and address to which EDWARD BRADY & ASSOCIATES, ARCHITECTS,
notification should be sent 65 ROCKROAD, BLACKROCK, CO. DUBLIN.

6. Brief description of proposed development FOR ACCESS ROADWAY FROM TEMPLEOGUE ROAD TO OUR LADY'S SCHOOL, TEMPLEOGUE.

7. Method of drainage public drain 8. Source of Water Supply N/A

9. In the case of any building or buildings to be retained on site, please state:

(a) Present use of each floor SCHOOL BUILDINGS/CONVENT
or use when last used.

(b) Proposed use of each floor SCHOOL BUILDINGS/CONVENT

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11.(a) Area of Site 84,000 m² Sq. m.

(b) Floor area of proposed development N/A N/A Sq. m.

(c) Floor area of buildings proposed to be retained within site 5,800 m² Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD

13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
THE DRAFT BUILDING REGULATIONS HAVE BEEN TAKEN INTO ACCOUNT

15.List of documents enclosed with application. 4 COPIES OF THE FOLLOWING DRAWING :

DRAWING NOS: 9110/01
PAGE FROM IRISH INDEPENDENT DATED 10th APRIL 1991
APPLICATION FORM

10. DUBLIN - Planning permission is being sought from Dublin Co. Council for access roadway from Templeogue Road to Our Lady's School, Templeogue, for Sr. Rosemary Alexander.

16.Gross floor space of proposed development (See back) N/A Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development N/A

Fee Payable £ 2.4.0 Basis of Calculation (SCHOOL APPLICATION)

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Michael Mulane Date 16/4/90

Application Type P1802 FOR OFFICE USE ONLY

Register Reference 9110/0578

Amount Received £ 2.4.0

Receipt No

Date



Irish
Solv
10/4/90

SPARE
COPY

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0598

Date Received : 16th April 1991

Correspondence : Edward Brady & Associates,
Name and : Architects,
Address : 65 Rock Road,
Blackrock,
Co. Dublin.

Development : Access roadway from Templeogue Road

Location : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

App. Type : Permission

Zoning :

MD
(MD/BB)

Report of Dublin Planning Officer dated 4th June, 1991.

This application is for permission for an access roadway from Templeogue Road to our Lady's School, Templeogue.

The existing access to the school is located at the junction of Templeogue Road and Fortfield Road traffic lighted junction. The proposed access is located approximately 100 metres closer to Templeogue village than the existing access and is between the existing access and Springfield Road, Templeogue Road junction. There are a line of trees along the boundary and there is a mature sycamore tree adjacent to the proposed access road.

In support of the application the applicant has submitted a letter which outlines the reasons why the traffic situation in the area and the hazards associated with ^{the proposed} Terenure college and Our Lady's School, Templeogue, crossing the road in rush hour traffic at the existing junction at Templeogue Road and Fortfield Road.

The Roads Department have reported by phone that they are opposed to this proposal which would constitute a traffic hazard.

2.C. entrance at this location was refused by Dublin Corporation and an appeal for reasons relating to loss of residential amenity and traffic hazard.

There are a large number of objections from local residents to this proposal. These relate to danger, traffic hazard and further slowing of traffic on Templeogue Road.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (/)
Reasons:-

- * Files Reg. No 831/74 (G 2808 T)
- - 677/75 (H 2848 T)
- - 2468/76 (K 3210 T) relate to these ~~refusals~~.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0598

Page No: 0002

Location: Our Lady's School, Templeogue

REASONS FOR REFUSAL

- 01 The proposed development would endanger public safety by reason of traffic hazard, or obstruction of road users.

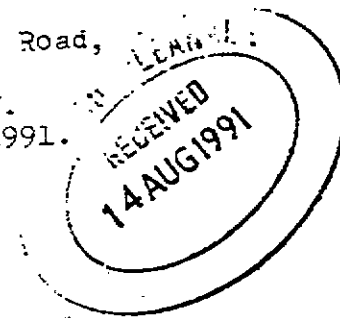
Richard Cressius SP. M. *N. Newell*
for Dublin Planning Officer 5.6.91 Endorsed:.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (1) reasons set out above is hereby made.

Dated : 7 June 1991 *K.O. Sullivan*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin city and County Manager dated 26th April, 1991.

235 Templeogue Road,
Templeogue,
Co. Dublin, 6W.
12th August, 1991.



The Secretary,
An Bord Pleanála,
Irish Life Centre,
Dublin, 1.

Dear Sir,

Ref. Pl./6/5/36163. Our Lady's School, Templeogue Road,
Dublin, P.A. Reg. Ref: 91A/593.

Thank you for your letters with enclosures of 25th July and
29th July,

I refer, firstly, to the letter addressed to you by Messrs.
Edward Brady & Associates acting on behalf of Our Lady's School and
dated 23rd July, 1991. In this letter they refer to the decision
of Dublin Corporation to refuse Planning Permission. As you are
aware, the Appeal is against the decision of Dublin County Council.

In their letter Messrs. Brady state that "the proposed roadway
is also a safe distance from Springfield Road."

May I point to them, through your good offices, that in Plan No.
903/66, Dublin Corporation refused permission for a Petrol Filling
Station on a site in the grounds of Our Lady's 100 (One hundred)
feet North of Springfield Road. The Corporation considered the
development would be objectionable and one of the reasons for
their decision was contained in -

"2. (b) The location of a petrol filling station adjacent
to the entrance to a school and near the intersection of two major
roads (i.e. Fortfield Road and Templeogue Road) would cause a serious
traffic hazard."

This decision was subsequently confirmed by the then Minister for
Local Government who decided that condition 2 of the order:-

"The proposed development would endanger public safety by reason
of traffic hazard because of location of site in close proximity
to two road junctions and because the traffic movements to which
this development would give rise would interfere with the safety
and free flow of traffic on the adjoining road."

As set out in my letter to you of 17th July, the creation of a traffic
hazard was the reason given in the refusals to the proposals in
Plan 831/74 (Dublin Corporation); Plan 677/75 (Order of the Minister
for Local Government.); Plan 2468/36 (Dublin Corporation) subsequently
appealed to and refused by An Bord Pleanála.)

/contd.

An Bord Pleanála.
Ref. Pl 6/5/68168.

(2) contd.

Referring to the letter (enclosed to you by Messrs. Brady) from Mr. J. Cashen, the Bursar/Administrator of Our Lady's, this letter is undated and it is unclear from it who the addressee is. However, I wish to make the following comments:

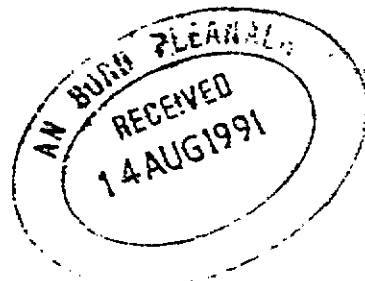
Items No. 1, No. 2 and No. 3 in the letter - These matters of traffic control and enforcement are a matter for the Gardai; the matter of proper control by traffic lights adjusted to allow traffic in and out of the existing entrance at Our Lady's is ~~a matter~~ for decision by the Gardai and the Traffic Section of Dublin County Council. Both these matters require serious attention.

Item No. 4. (1) to get the services of a school warden. This seems a very sensible decision as wardens are usually on duty at school entrances at specified times.

Yours sincerely,



(Mrs. Denis J. Smyth.)



273 Templeogue Road

DUBLIN 16 W

13th August 19

An Bord Pleanála,
Irish Life Centre.

Queens School Access Roadway Ref. 912/0598

Dear Sirs,

I wish to object to above planning application appeal on the grounds stated in my original objection to Dublin County Council.

I would particularly emphasise the traffic hazard involved in a proposed new exit. The West Link Road has increased the volume of traffic on our road. Not only has the volume increased but so vice has speed with drivers racing between traffic lights to beat the change of signal at Lifford Road on Templeogue Road.

I enclose cheque for £15 to cover fee.

Yours faithfully



(PHILIP HAYDE)

AN BORD PLEANALA

Received 14/8/19

Fee: £15 eha

Receipt No. 8 244

ABP

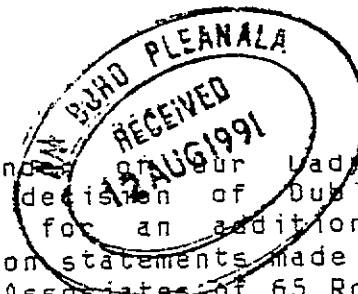
An Bord Pleanála,
Floor 3, Blocks 6-7,
Irish Life Centre,
Lr. Abbey St., Dublin 1.

229 Templeogue Road,
Dublin 6,
9 Aug. 1991.

Your ref. PL 6/5/86168, P.A.Reg. Ref. 91A/598.

A chara,

With reference to the appeal of Sr. Ruth Alexander of Our Lady's School, Templeogue Road, Dublin 6, against the decision of Dublin County Council refusing the permission sought for an additional entrance to Our Lady's School, I wish to comment on statements made in support of the present appeal by Edward Brady and Associates of 65 Rock Road, Williamstown, Blackrock, Co. Dublin (23 July, 1991) and by Mr. Joseph Cashen, Bursar-Administrator of Our Lady's School (undated letter).



A. Letter of Edward Brady and Associates:

1. The present appeal should be against the decision of Dublin County Council, rather than the Corporation as on previous occasions.

2. The County Council in fact gave two reasons for refusing the appellant's application: (i) the creation of a traffic hazard and (ii) the obstruction of road users. These reasons warranted the decision to refuse the application and the local authority clearly considered them to be sufficient for its judgement.

3. The danger to public safety of an additional entrance to Our Lady's School has been consistently found by the Minister for Local Government, Dublin Corporation, An Bord Pleanála and Dublin County Council to be a good and sufficient reason for refusing permission for the entrance being again sought. The statement of the traffic hazard does not exclude other reasons or imply that the other reasons found by the planning authorities (e.g., "loss of amenity to residents") no longer apply.

4. It is inaccurate to state that the proposed entrance would allow "clear vision in both directions". There are in fact trees growing on the grass margin to right and left and the vision of a motorist coming out of the proposed entrance would be further obstructed by the bus-stop to his or her right at which the 158, 49, 49A, 65, 65A and 65.

8 buses usually have to stop. These buses have a combined frequency of nearly 200 on working and school days.

5. The proposed entrance is not, as claimed, "at a safe distance from Springfield Road". It is in fact approximately 85 yards away and it can be verified by inspection on school-days that Springfield Road is frequently blocked by traffic backing up from the traffic lights at the junction of Fortfield and Templeogue Roads. This obstruction would be increased by the proposed entrance, as parents would drop their children farther south on Templeogue Road and so nearer to Springfield Road.

6. The claim that the present appeal is being made "in the interest of public safety" cannot be reconciled with the consistent professional findings of the planning authorities on the occasions of the several previous applications and an earlier appeal to An Bord Pleanála for a similar entrance to the one now being sought.

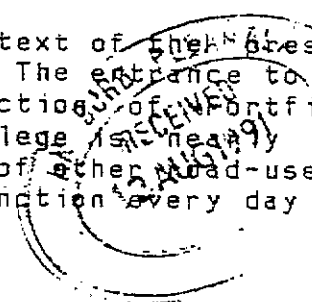
7. Regarding the safety of pupils, (a) the applicant has established no unusual risk to pupils entering or leaving Our Lady's School by the present entry and exit roads; (b) even if such a risk were to be established, it should not be reduced by increasing the risk to other road-users or by causing inconvenience, obstruction, harassment and loss to other residents on Templeogue Road; (c) Our Lady's School has a frontage of about 300 feet between the present entrance and Bushy Park which would allow an additional entrance to reduce any hypothetical risk to the pupils without adversely affecting the residents, as is now being proposed.

8. The junction of Fortfield Road and Templeogue Road is controlled by traffic lights. No advantage would be gained by adding another entrance approximately 90 yards from the present, with or without another set of traffic lights.

8. Letter of Mr. Joseph Cashen:

1. It is accepted that the present entrance to Our Lady's School is its only entrance. It is similar to the entrance to many other suburban schools and better than some, e.g., the entrance off Templeville Road to Templeogue College which has much additional traffic through the public use of its swimming pool, bridge club and other sporting facilities.

2. The mention of Terenure College in the context of the present application is misleading and largely irrelevant. The entrance to the College is almost a quarter of a mile from the junction of Fortfield Road and Templeogue Road and the exit from the College is nearly 200 yards from the entrance to Our Lady's. Thousands of other road-users, as well as pupils of Terenure College, pass the junction every day and



adding another entrance to Our Lady's would only increase the risk to the College pupils and all the others.

3 (1 in Cashen). Regarding the alleged breaking of the lights by motorists passing through the junction, it has to be pointed out that this could be remedied by substantiated complaints from the authorities of Our Lady's School to the law enforcement agency. There is in fact a traffic-monitoring camera already at the junction.

4 (1 in Cashen). The islands at the junction of Fortfield and Templeogue Roads facilitate crossing at what are normal crossings.

5 (2 in Cashen). Having daily passed this junction as a pedestrian and a motorist for over 35 years, I have not experienced the misunderstanding claimed by Mr. Cashen. If such exists, it could be readily removed by varying the traffic lights or by adding arrows indicating right or left turns.

6 (2 in Cashen). Regarding the claimed serious accidents, the appellant has supplied no statistics for the totals of serious accidents (i) at the junction, (ii) opposite Our Lady's grounds, or (iii) involving Our Lady's pupils. Having lived opposite Our Lady's grounds for the past 35 years, I have found that the number of serious accidents at the junction or along Templeogue Road has been thankfully small and I cannot recall any serious accident involving a pupil of Our Lady's during that time. At least one resident was injured in trying to enter his gate from the stretch of Templeogue Road under discussion. (Vid. also comment 7(c) on Brady letter).

7 (3 in Cashen). It is true that there are no lights at the Fortfield-Templeogue junction for traffic emerging from Our Lady's School. This deficiency can best be remedied by installing the missing lights. An additional entrance to the School would not prevent the present lights from going out of order, if in fact they do so any more than traffic lights in any other part of the city.

8 (3 in Cashen). Regarding the mention of parents driving their children to Our Lady's School, these parents very often fail to use the present separate entrance and exit roads through Our Lady's grounds. Being usually in a hurry on their way to work, they drop their children instead on Templeogue or Fortfield Road. They are most unlikely to use an additional circuit through Our Lady's grounds via the present entrance at the junction and out through the proposed road on to Templeogue Road again.

It should be noted that the appellant has made no mention of closing the present exit from the School or of the fact that both entry and exit roads are being applied for in the proposed access road. Either two entrance roads and two exit roads are intended for the School or the present entrance is intended for some use other than school requirements.

9 (4 in Cashen). The effect of a warden service now at the present entrance to Our Lady's is unknown, as such a service has not been tried for some years. Neither has there been a school patrol at Our Lady's of the kind used in Notre Dame des Missions School in Churchtown and many other schools. Either service might alleviate the concern of the School authorities for the safety of their pupils.

10 (4 in Cashen). A "second exit" would not in fact diminish the total traffic on Templeogue Road in any way but would increase the hazards to the pupils and other road-users and would require another set of traffic lights at the proposed entrance.

It is noticeable that the letters from Edward Brady and Associates and Mr. Cashen have addressed none of the points raised in my submissions to Dublin County Council on 3 May 1991 and to your Bord on 10 July 1991 and which are relevant to any consideration of the present appeal.

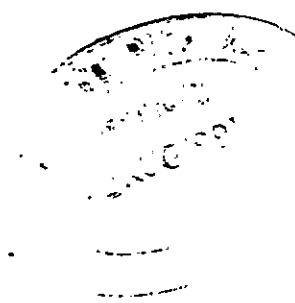
I trust that An Bord Pleanála will again find that the present application/appeal is unsatisfactory and unwarranted. Should an oral hearing be thought necessary, I request your permission to be present and to be professionally represented.

Thanking you for your attention,

Yours sincerely,

Michael Turner.

Michael Turner



AN POSTS REGULATIONS
13/8/91
P15 Chg
B24398
A-CHARA

225, Templeogue Rd
D6W

9th of August

Delay in writing because
of holidays.

I wish to object to
permission being given
under appeal to Sr Alexander
and the Board of management
of Our Lady's School, Templeogue
Rd Dublin 6W, to open another
access from the school.

My objection is based
on traffic hazard. While I
was working in Stillorgan
I had to take my car out of
my drive way and park it
on the other side of the road

at 7.30 A.M. ² If I had to go
to town to work I would
have to leave it down
opposite the ^{small} gate into the Park
Other wise I would not have
been able to get my car out.

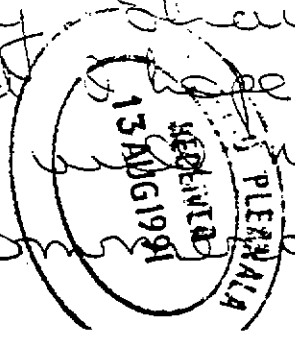
There at least sixteen hundred
children arriving between
Our Lady's and Yvermore
College for a quarter to nine
It often took me more than
five minutes to get across
the Rd to my car.

I find it very difficult
to understand how
anyone would consider
a other opening as the

3

Traffic has increased
enormously in the last
thirty-years when they were
turned down. To me it
would be sheer madness
someone should be sent
out to monitor the traffic
chaos when the children
go back to school & to
magic at the moment
with the schools closed.

That land and Park were
left by Lady Shaw to
the people and I hope that
the property will not be
used for commercial



4

development.

Please find enclosed
a cheque for fifteen pd
which I object to as
I am a widow and I
don't see why I should
pay to point out
madness

MARIA JILLAN

OUR LADY'S SCHOOL,
TEMPLEOGUE ROAD,
DUBLIN 6.

TELEPHONE 01-903516
SECONDARY SCHOOL
01-903241

Dear

I am writing to you to express our grave concern about the safety of our girls and staff entering and leaving Our Lady's School. The student population of the school is in excess of 1,000. The only exit at present is at the junction where Fortfield Road meets Templeogue Road. Pupils and Staff coming from the Fortfield side of the road have to cross traffic lights at the junction. This critical situation is exacerbated by the fact that this junction is also used by Terenure College (pupil population 1,200). In addition to the normal hazards of trying to cross the road in rush hour traffic the pupils and staff also have to contend with the following:-

1. Motorists coming up the Templeogue Road from Terenure Village and turning right into Fortfield Road. They frequently break the lights to do so, thus endangering students who are attempting to cross the Fortfield Road. The student often are forced to wait on the island and take any opportunity they can to get across.

2. Motorists and cyclists coming down the Templeogue Road and turning left are causing the same problems as in 1. In addition a genuine misunderstanding appears to exist between motorists and cyclists exiting from Fortfield Road and turning right into Templeogue Road and students crossing the road. The fact that a number of serious accidents have occurred here in recent years suggests there is a real danger that a student could pay for such a misunderstanding with his or her life.

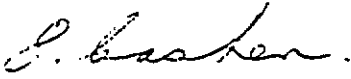
3. As there is no allowance on the lights for traffic exiting or entering Our Lady's School there is a major problem given the very heavy volume of traffic at these times. All of the above difficulties are increased by the additional chaos and danger caused when the lights are out of order, a frequent occurrence particularly after the weekend. The very big increase in traffic on the Templeogue Road has added to our difficulties and our situation is not helped by the fact that many parents who live quite near the school now drive their children to and from school as they believe it is not safe to travel on foot.

4. As a result of continuous representations from parents and staff and of our own observations as to the dangers involved in having only one exit from the school we are convinced of the necessity of the following:-

- (i) to get the services of a school warden
- (ii) to open a second exit from the school in order to divide the traffic and ease the problem at the present exit.

The Manager, Sister Rosemary Alexander, R.C.E., and the Board of Management have asked me, on their behalf, to put these difficulties to the relevant authorities and express their fears that someone will be badly maimed or killed unless something is done very soon to alleviate this serious problem. We are therefore making a formal request to the County Council for a School Warden and also for a second exit from the school.

Yours sincerely



Bursar/Administrator

10/1/72
10/1/72
10/1/72
10/1/72
10/1/72
10/1/72

10/1/72

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

BY HAND

Ref. MM/EC

Tel. ~~880186/2885403~~
2880186-2885403

P. A. Reg. Ref: 91A/598
Your Ref: PL 6/5/86168

23rd July 1991

An Bord Pleanala,
Floor 3 Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD
OUR LADY'S SCHOOL, TEMPLEOGUE, DUBLIN 6W

Dear Sir/Madam,

We refer to the above and our appeal against Dublin Corporations decision to refuse Planning Permission for the access roadway.

We outline hereunder grounds for our appeal.

Dublin Corporation has given only one reason for the refusal:

'The proposed development would endanger public safety by reason of traffic hazard/and or obstruction of road users'

We disagree with this statement as the proposed entrance/exit occurs on a wide stretch of roadway with clear vision in both directions. The wide path with grass margin enables vehicles to gain clear early vision before entering the road. The proposed roadway is also a safe distance from Springfield Road. The application was made in the interest of public safety together with the safety of pupils attending the school as the present entrance is over burdened and the entrance occurs at the junction of Templeogue Road and Fortfield Road. A hazard to public safety is therefore created by the overuse of the existing access road.

cont/d over.....

Sheet

2.

An Bord Pleanála

23rd July 1991


Your Ref: PL 6/5/86168

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD, OUR LADY'S SCHOOL,
TEMPLEOGUE, DUBLIN 6W

The Bursar/Administrator of the School, Mr. Joseph Cashen has on behalf of The Manager, Sister Rosemary Alexander and the Board of Management outlined their reasons for the application in a letter and we attach copy of same.

We trust this is the information you require at this time and we request the Bord for an early date for the oral hearing.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

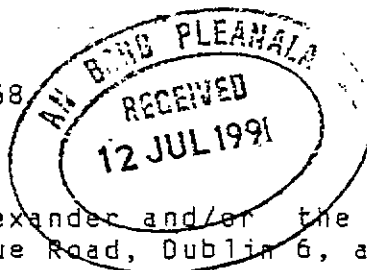
Enc(1)

AN BORD PLEANALA	
Received	12/7/91
Page	13 CH9
Receipt No.	23928

An Bord Pleanala,
Irish Life Centre,
Abbey St., Dublin 1.

229 Templeogue Road,
Dublin 6,
10 July 1991.

Your ref.: PL6/5/86168



A chara,

Referring to the appeal of Sr. Ruth Alexander and/or the Board of Management of Our Lady's School, Templeogue Road, Dublin 6, against the decision of Dublin County Council which recently refused permission for access/exit roads to/from Our Lady's School and/or Convent, as a resident of Templeogue Road I wish to enter my objection against the decision of the Council being over-turned. I also wish to request permission to be present and to be professionally represented at any oral hearing of the appeal.

I object to the proposed extra entrance being allowed on the following grounds:

1. It would create a greater traffic hazard on a road that already has serious risks for those who use Templeogue Road or try to cross it. In addition to the increase in traffic along this road through greater car ownership and commercial vehicals, there is certain to be increased traffic arising from the further development of Tallaght: The Square, Regional College of Technology, Tallaght Hospital, etc. Furthermore, there is now the official policy of channelling vehicals from the south City via the new M50 to Dublin Airport and the main routes to the south, west and north of the country. This extra traffic normally must pass along Templeogue Road to join the M50.

Several earlier applications by the present appellant for the additional access road now being sought have been consistently turned down by the Minister for Local Government (Environment), Dublin Corporation, Dublin County Council and An Bord Pleanala on the ground that the additional access road would be a traffic hazard.

2. The additional entrance being sought would result in a loss of amenity for the residents on this part (nos. 209-239) of Templeogue Road, as was found by the planning officials of Dublin Corporation on the occasions of previous applications (PL831/74, PL600/75, etc.). On an appeal to your Bord (PL2468/76), it was decided again that "the construction of a permanent roadway would be seriously injurious to the residential amenities of property in the vicinity ---", 19 May 1977. Apart from amenities for the residents, others from the south side who may wish to use Bushy Park would have to pass through another set of traffic lights in addition to the five sets in the comparatively short distance from Templeogue Bridge to the Park.

3. An entrance/exit at the place proposed would make it virtually impossible for me to use my car for periods of 15-30 mins., four times a day during school terms.

4. It is usual for postprimary pupils and their friends to congregate outside and opposite school gates, as they do outside the present entrance to Our Lady's. These gatherings cause obstructions and nuisances to residents near school entrances.

5. The proposed entrance would substantially reduce the value of houses opposite or nearby. For many of the residents, their houses are the major part of their life savings.

6. The existing entrance and exit roads, together with two pedestrian passages, are quite adequate for the present needs of Our Lady's School and/or Convent, especially as all surveys from the Department of Education, E.R.S.I. and the Educational Secretariate of the Archbishop of Dublin show that the pupil population is due to fall by 30% in the next decade and all the indications are that Our Lady's Convent is likely to be uninhabited in the near future. The existing access to Our Lady's compares more than favourably with those to neighbouring Terenure College and Templeogue College which are schools with similar numbers of pupils to Our Lady's and which also have considerable additional traffic because of the swimming pools on their grounds that are used by the general public.

7. If the appellants in the distant future were to find a need for an additional entrance to Our Lady's School, they have alternative sites for entrances that would not adversely affect the residents on Templeogue Road. It is feasible to site another entrance to Our Lady's beside the pedestrian entrance to Bushy Park and roughly at the same distance from the existing entrance to the School as the site of the access road being sought in the present appeal.

8. In view of the several applications for the same facility as the present one which have been turned down by your Bord, Dublin Corporation, Dublin County Council and other planning authorities, it is an abuse of the planning process for an applicant and/or appellant to make repeated applications/appeals for the same facility. It is relevant to quote here from a letter of Edward Brady and Associates, on behalf of the appellant to Dublin Corporation (8 Feb. 1978): "It is not the intention of our clients to apply for retention of temporary access as a permanent one, at a later date". The present appeal is again for precisely that permanent entrance.

9. It is open to the party making these repeated applications and appeals to do so at no personal cost whereas a resident who would be affected by the proposed entrance has no access to corporate funding in trying to preserve the value and use of his/her property. This obviously raises issues of natural justice and constitutional equity, were the present appeal to succeed.

10. In the absence of any real need for an extra entrance to Our Lady's School, there is an implication in the present appeal that the

existing entrance to Our Lady's is intended for use for another purpose, e.g., access to a housing development on the field between the existing entrance and Bushy Park. The land for Our Lady's School was assigned for educational purposes and it was never the intention of Lady Shaw, the previous owner, Dublin Corporation or indeed the Sisters of Religious Education that any of the property should be used for commercial development.

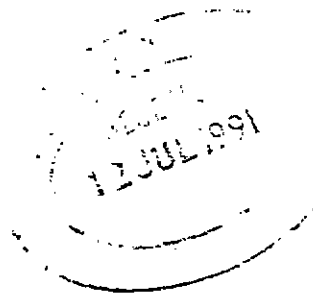
Please find enclosed a cheque for £30 to cover my objection and that of Mr. Aaron Harrison who is away and has asked me to forward his objection, also enclosed.

Thanking you for your attention,

Yours sincerely,

Michael Turner

Michael Turner

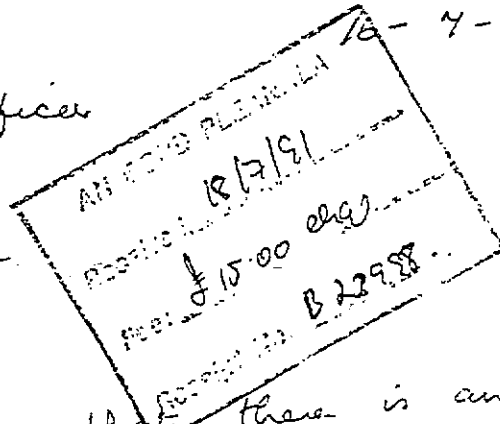


227, Templeogue Road
Dublin 6 W.

16-4-'91

To The Chief Planning Officer
du Bord Pleanála
Irish Life Centre

Re Plan D-1.
0958 (appeal)



Dear Sir, I understand that there is an appeal for the proposed access road to Our Lady's School, Templeogue and I wish to object. Another entrance to Our Lady's School, directly opposite my driveway would be extremely dangerous. Traffic has increased enormously on this road recently. We have difficulty in getting in and out of our own driveway and if there were another entrance opposite I can only visualise chaos.

The proposed development would also affect the value of my property and I am very concerned about that. Children would congregate at this site and this is very undesirable and unacceptable at the entrance to my house.

There is already an entrance with

traffic control, why the necessity for
another one?

I remain

Yours faithfully

(Mrs) Mary J. Sullivan



231 templeogue ROAD
DUBLIN 6
tel. 909155.

An Bord Pleanála,
IRISH LIFE CENTRE,
ABBAY ST., DUBLIN 1.

YOUR REF. PL6/5/86168.

A chara,

I wish to object to permission being given, under appeal, to Sr. Ruth Alexander and/or the Board of Management of Our Lady's School, Templeogue Road, Dublin 6W, to open another access/exit road to/from the School/Convent. My objection is based on the additional traffic hazard which such a road would create and on the loss of amenity that would occur through having a further school exit opposite my residence.

I also wish to be represented at any oral hearing that may be held to hear the appeal against the decision of the County Council not to grant permission for the access road sought.

Yours sincerely,

Aeran Harman

12 JUL 1991

P.S. £15 FEE BEING ENCLOSED BY MR. MICHAEL TURNER,
MY NEIGHBOUR.

"Parknadoon,"
235 "Templeogue Road
Templeogue,
Co. Dublin, 6".
17th July, 1991.

The Secretary,
An Bord Pleanála,
Irish Life Centre,
Dublin, 1.

Dear Sir,

Re: Our Lady's School, Templeogue Road, Dublin,
Planning Application 91A/0598, Dublin County
Council.
Your Reference: PL 6-5-86163.

I support the decision of Dublin County Council to refuse permission for the application for proposed road from Templeogue Road for the reason that "the proposed development would endanger public safety by reason of traffic hazard and/or obstruction to road users." (7th June, 1991.)

My objections to the proposed roadway are -

1. Our Lady's school already has an adequate entrance controlled by traffic lights at the junction of Templeogue Road and Fortfield Road.
2. In a letter dated 4th September, 1974, from the Solicitors of the proposers, Messrs. Arthur O'Hagan & Son, to the Planning Appeals Section of the Department of Local Government, Messrs. O'Hagan state: "Our clients have asked us to state categorically that the temporary access on to Templeogue Road would be used only to serve the building site for the period of the building operations" and in the same letter state "It is not the intention of our clients to apply for retention of temporary access as a permanent one, at a later stage."
3. The road proposed would be a very serious traffic hazard on a very heavily trafficked Templeogue Road (N81) which leads directly to the new motorway M50 which, in turn, takes very heavy traffic to the National Routes to the South and West of Ireland and to the Navan Road - the N4, N7, and N3. The M50 will, in 1994, lead to the M1 and to Dublin Airport.

Traffic signs in Rathgar, Dublin, are already directing traffic for Navan to travel via Templeogue Road to the M50. It is also pointed out that there is considerable private and commercial traffic coming OFF THE ROUNDABOUT FROM M50 via Templeogue Road to the city.

4. The creation of the proposed entrance and exit would seriously take from the environmental amenities of the residential properties in this vicinity.
5. As far back as 1966, the Minister for Local Government refused

permission for a commercial development as "the location adjacent to the entrance to a school and near the intersection of two major roads (i.e. Fortfield Road and Templeogue Road) would cause a serious traffic hazard." (Plan No. 903/66 Dublin Corporation.)

Plan 831/74 - Dublin Corporation. In granting permission for a school extension the Corporation made a condition "that the proposed new entrance from Templeogue Road shall be omitted" in order "to avoid ~~prevent~~ a traffic hazard"

Plan 677/75. By order of the Minister for Local Government permission was granted in January, 1976, for a temporary roadway. Condition No. 1 attached to this permission states "The roadway shall be removed as "on completion of building operations on the site the temporary access ~~shall cease~~ will no longer be needed and it is desirable in the interests of amenity and traffic safety that the use of the access should cease."

It is noted here by me that the condition requesting the removal of the road has not been complied with.

In 1976 the same proposers in Plan 2463/76 sought permission from Dublin Corporation "to retain permanently roadway to service school" Permission was refused, the proposers then appealed to an Bord Pleanála. Following the subsequent Oral Hearing the Bord's decision was to refuse permission for the reason that

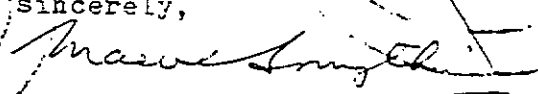
"The construction of a permanent roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road." 19th May, 1977.

As will be readily be seen from the above decisions, it is the continued view of the Minister for Local Government, Dublin Corporation, An Bord Pleanála and now, Dublin County Council, that the roadway proposed would have created a serious traffic hazard during the period 1966 to 1977. With the phenomenal increased in traffic up to and including 1991 and the projected increase activated by traffic to and from the M50 in the future the HAZARD IS CORRESPONDINGLY INCREASED.

Considerable harassment has been caused me (and others) since 1974 by continue applications for an entrance from Templeogue Road by Our Lady's. Also a great deal of time and money have been spent by me in connection with these applications and in monitoring their progress.

I enclose my cheque for £15 (fifteen pounds) being the statutory fee to accompany these observations.

Yours sincerely,


(Mrs. Denis J. Smyth.)

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

BY HAND

Ref.

MM/EC

Tel. 288186 - 2885403

2880186 - 2885403

91A/0598

1st July 1991

An Bord Pleanala,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

AN BORD PLEANALA	
Received.	3/7/91
Fee.	£150 eq.
Receipt No.	823494

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD
OUR LADY'S SCHOOL, TEMPLEOGUE, DUBLIN 6W

Dear Sirs,

On behalf of our Clients Sister Rosemary Alexander and the Board of Management of Our Lady's School, Templeogue we wish to appeal against Dublin County Councils decision to refuse Planning Permission for the above development.

We attach Fee amounting to £150.00 to An Bord Pleanala.

X We request an ORAL HEARING of the appeal as the School's Board of Management consider the provision of the access essential for the safety of the pupils of the School.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

Enc(1)



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
 Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuance of uses.

2. Postal address of site or building OUR LADY'S SCHOOL, TEMPLEOGUE ROAD, 6W.
 (If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) SISTER ROSEMARY ALEXANDER
 Address OUR LADY'S SCHOOL, TEMPLEOGUE ROAD, 6W. Tel. No. 905516

4. Name and address of EDWARD BRADY & ASSOCIATES, ARCHITECTS.
 person or firm responsible 65 ROCK ROAD, BLACKROCK, CO. DUBLIN. Tel. No. 2880186
 for preparation of drawings

5. Name and address to which EDWARD BRADY & ASSOCIATES, ARCHITECTS.
 notification should be sent 65 ROCKROAD, BLACKROCK, CO. DUBLIN.

6. Brief description of FOR ACCESS ROADWAY FROM TEMPLEOGUE ROAD TO OUR LADY'S
 proposed development SCHOOL, TEMPLEOGUE.

7. Method of drainage public drain 8. Source of Water Supply N/A

9. In the case of any building or buildings to be retained on site, please state:
 (a) Present use of each floor SCHOOL BUILDINGS/CONVENT
 or use when last used.
 (b) Proposed use of each floor SCHOOL BUILDINGS/CONVENT

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11. (a) Area of Site 84,000 m² Sq. m.
 (b) Floor area of proposed development N/A Sq. m.
 (c) Floor area of buildings proposed to be retained within site 5,800 m² Sq. m.

12. State applicant's legal interest or estate in site FREEHOLD
 (i.e. freehold, leasehold, etc.)

13. Are you now applying also for an approval under the Building Bye Laws?
 Yes No Place / in appropriate box.

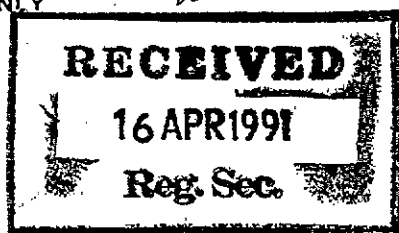
14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
THE DRAFT BUILDING REGULATIONS HAVE BEEN TAKEN INTO ACCOUNT

15. List of documents enclosed with 4 COPIES OF THE FOLLOWING DRAWING :
 application. DRAWING NOS: 9110/01
PAGE FROM IRISH INDEPENDENT DATED 10th APRIL 1991
APPLICATIN FORM
 TO: DUBLIN Planning permission is being sought from Dublin Co. Council for access roadway from Templeogue Road to Our Lady's School, Templeogue, for St. Rosemary Alexander.

16. Gross floor space of proposed development (See back) N/A Sq. m.
 No of dwellings proposed (if any) N/A Class(es) of Development N/A
 Fee Payable £ Basis of Calculation (SCHOOL APPLICATION)
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Michael Malone Date 16/4/91

Application Type P/BOL FOR OFFICE USE ONLY
 Register Reference 9110/0598
 Amount Received £ 2.4.0
 Receipt No
 Date



Irish
 Guide
 10/4/91

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A/598

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	
	Appeal Decision: R.P.	✓
	Appeal Date: 3/1/49	✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
 GRANT:.....62
 WITHDRAWN:.....54
 CONDITIONS:.....53

APPEAL

ON BEHALF OF

SISTER ROSEMARY ALEXANDER

OUR LADY'S SCHOOL, TEMPLEGUE ROAD

TO

AN BORD PLEANALA

9TH OCTOBER 1991

TO

AN BORD PLEANALA

RE: ACCESS ROADWAY TO OUR LADY'S SCHOOL, TEMPLEOGUE

We refer to the Decision of Dublin County Council to refuse Planning Permission for an Access Vehicular Entrance/Exit and Pedestrian Pathway at Our Lady's School, Templeogue.

The reason for the Refusal was:

- 01 ' The proposed development would endanger public safety by reason of traffic hazard and/or obstruction of road users. '

We inspected the Planning Officers Report. The Planning Officers decision to refuse permission is based on a report from the Roads Department and objections from Residence.

The Planning Officers report notes the following points:

1. TRAFFIC HAZARD

A traffic hazard exists at the existing entrance due to the over burdening of the entrance and the traffic lights arrangements.

The proposed entrance will alleviate pressure at the road junction allowing all traffic to move through the traffic lights more smoothly.

TO

AN BORD PLEANALA

RE: ACCESS ROADWAY TO OUR LADY'S SCHOOL, TEMPLEOGUE

CONT/D

2. SLOWING OF TRAFFIC

The proposed access will not cause a slowing of traffic.

Traffic moves well on this stretch of road and at peak hour in the evening when the traffic passes by the entrance our school traffic will have ceased.

3. TURNING MOVEMENT

All traffic creates turning movement.

No additional cars will be entering the school and therefore the turning movement will be the same.

4. ARTERIAL ROUTE

We accept that Templeogue Road is an arterial route. No additional cars will be using the school entrance and therefore the route should not be affected by school traffic.

TOAN BORD PLEANALACONT/D5. TRAFFIC SPEED

The Planning Officer reports stated that:

'Traffic speed on the road is high'
this statement confirms that traffic moves well on the Templeogue Road.

High speed of traffic in this built-up area is not an advantage to Road Users, Residence or School Pupils.

6. LOSS OF AMENITY

The School provides a large professional maintained grounds and they propose to continue the high standard. The proposed access will not involve the cutting down of any mature trees and shrubs on the site. It is proposed to provide extra planting with the proposed development.

The wing walls will be built to match the existing construction of the existing boundary wall.

The small trees along the grass margin disturbed will be re-planted and made good by the School.

The Houses on Templeogue Road enjoy the amenity created and maintained by Our Lady's School Grounds.

It is not proposed to alter the grounds except for the proposed gateway.

It is proposed to maintain the high standard of the grounds in the future so the amenity will be preserved for all.

APPEAL HEARING

9TH OCTOBER 1991

TO

AN BORD PLEANALA

RE: ACCESS ROADWAY TO OUR LADY'S SCHOOL, TEMPLEGUEE

CONT/D

7. VALUE OF HOUSE PROPERTY

The value of the house property will not be affected by the proposed access roadway to the school. It is a well known fact that the proximity of residential properties to good and well known long established schools such as Our Lady's School is a selling point always quoted by Auctioneers and Estate Agents.

8. PRIVACY TO HOUSES ON SPRINGFIELD ROAD

The proposed access road cannot affect the privacy to the rear of the houses on Springfield Road as the road is located 40 meters from rear high boundary wall of the house gardens.

The area between the road and the boundary wall is heavily wooded with mature trees as photographs illustrates.

TO

AN BORD PLEANALA

RE: ACCESS ROADWAY TO OUR LADY'S SCHOOL, TEMPLEOGUE

We request An Bord Pleanala to examine our appeal as having two separate parts:

- 1) An Access Roadway
- 2) A Pedestrian Pathway

Both parts of the Appeal are very important to the School Authorities but only the Road and Traffic has been mentioned as a reason in the Planning Refusal by Dublin County Council.

We request An Bord Pleanala in the interest of safety to the School users to grant Planning Permission.

1) Firstly for the Pedestrian Pathway

2) Secondly for the Access Roadway

Sports Ground

Convent

School

Basketball
PLAY AREA

HARD AREA

CAR

1/5 good quality timber

All Weather Hockey Pitch.

1/5 cottage

o/g

Mature Trees

bus shelter

1-2 seats
bench

TEMPLEOGUE

Repeat
lights

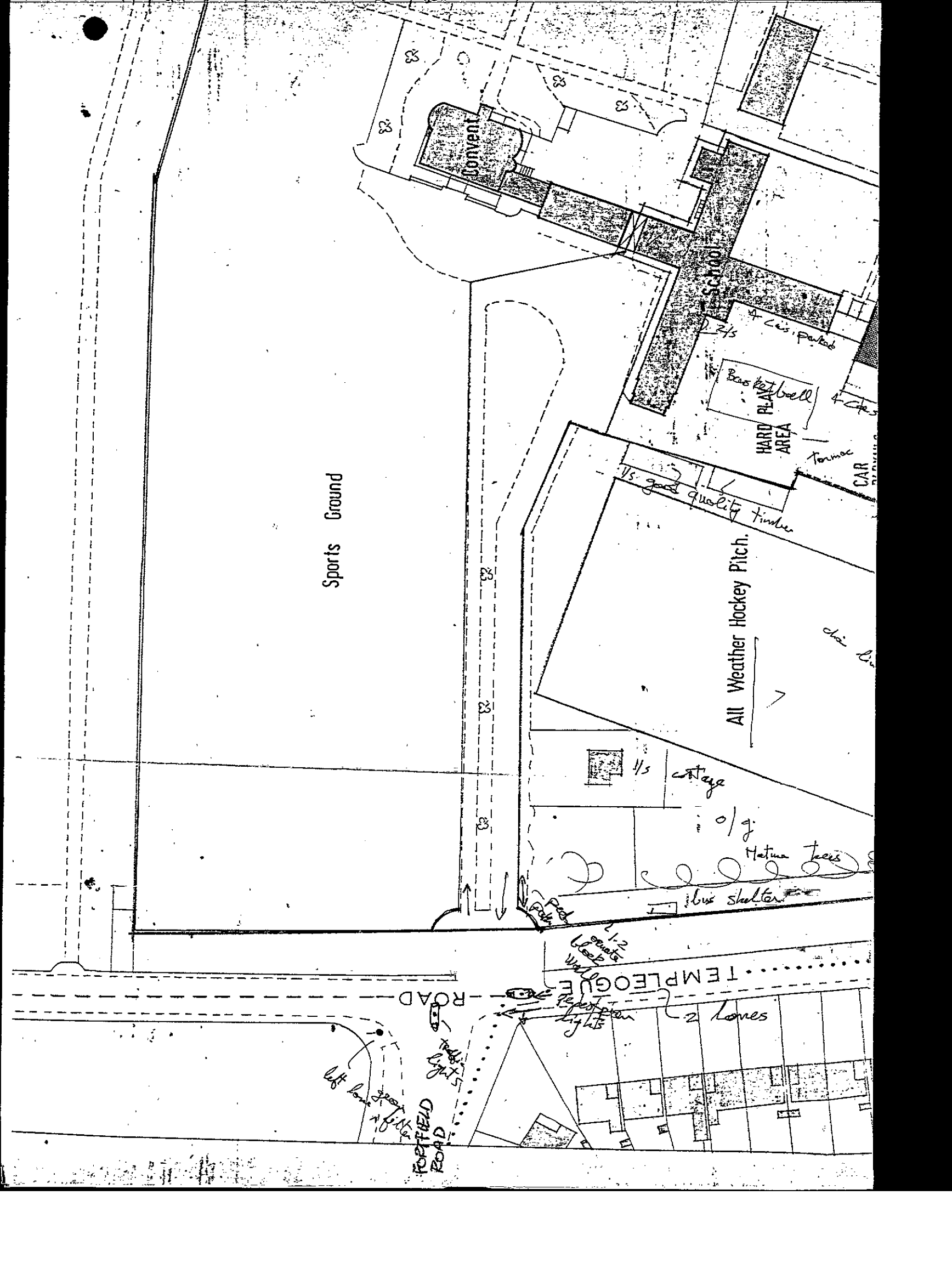
2 lanes

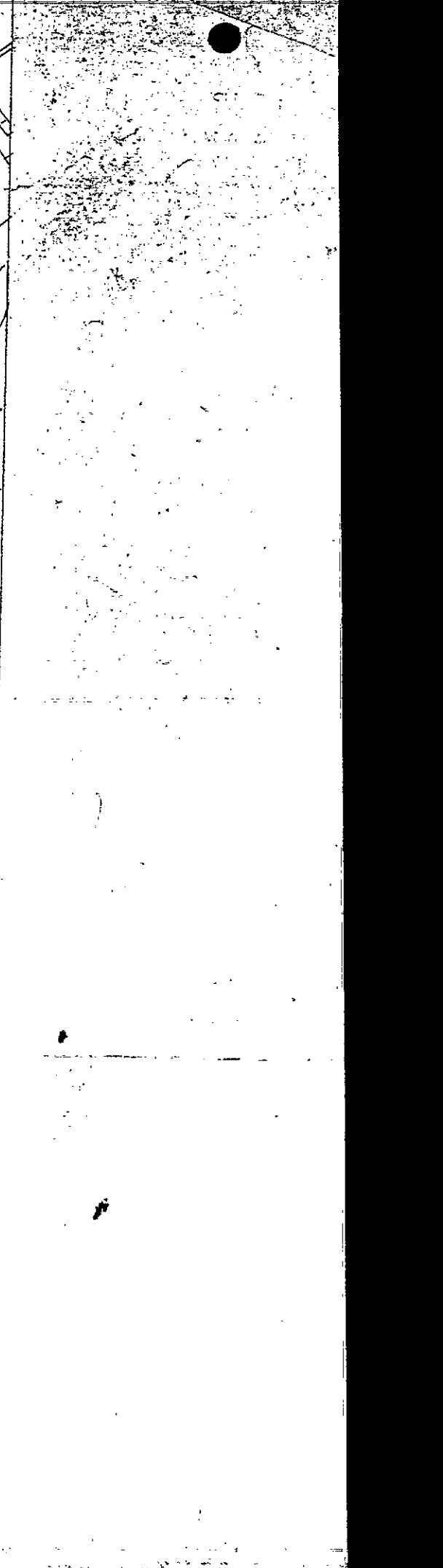
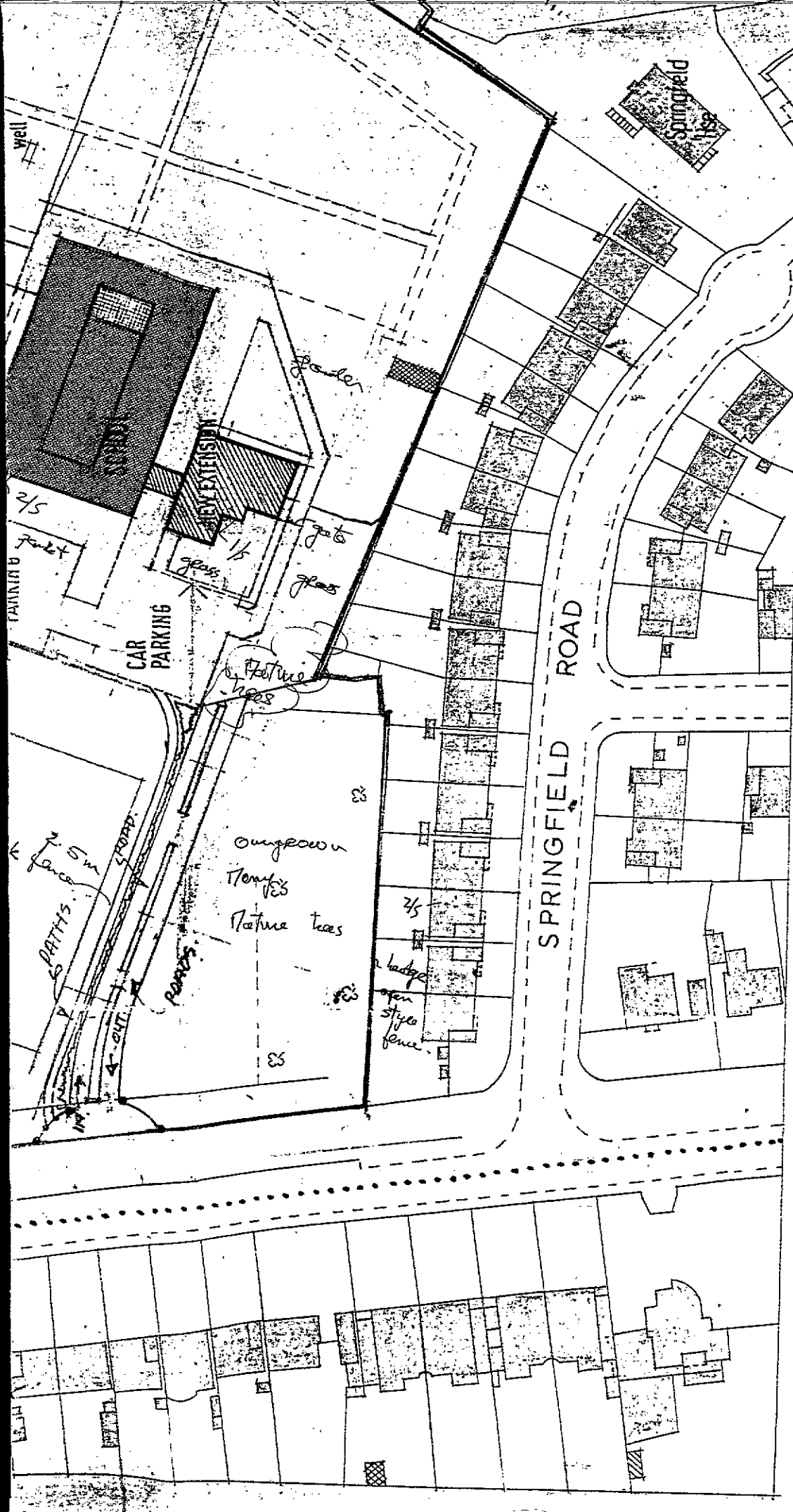
ROAD

FOOTFIELD
ROAD

Repeat
lights

1st lane
2nd lane





**Architect
and Town Planner**

Fergal MacCabe

BArch DipTp MRIAI MIPI

40 Fitzwilliam Place
Dublin 2 Ireland
Telephone (01) 762594
Fax (01) 762310

Architect
and Town Planner

Fergal MacCabe
BArch DipTp MRIAI MIPI

Proposed access roadway from Templeogue Road to Our Ladys School,
Templeogue (ORAL HEARING PL 6/5/86168)

Date 8th October 1991 Ref FMacC/869

EVIDENCE OF FERGAL MAC CABE

1.0 I act for the various residents of Templeogue Road and Springfield Road who support the Planning Authority's decision to refuse permission for the above development.

2.0 Templeogue Road (N81) is a main artery between the City and Tallaght New Town. At the appeal site it has a 14.5 m wide carriageway with two lanes in either direction. For most of its length between Rathdown Park and Springfield Road it's free of development on the south east frontage. There is housing on the north west frontage which directly accesses onto the road, thereby reducing its capacity. Along this stretch of road, there are two major junctions, the Fortfield/Templeogue Road lighted junction and the Templeville Road/Springfield Avenue/Templeogue Road junction. The distance between these two junctions is 370 m i.e. about a quarter of a mile apart and Springfield Road intervenes also. The practical capacity of this road I suggest is in the order of 1800-2000 PCU's per hour for both directions of flow or at maximum 2,700 PCU'S per hour (see copy Table 1-4 Roads in Urban Areas attached).

3.0 Templeogue Road at the point at which the proposed access will be located has a 14.5 m four lane carriageway. On the eastern side fronting the School, there is a 2 m footpath and a 4.3 m grass verge substantially interspersed with mature planting. The present access which has excellent visibility in both directions consists of two 5.0 m carriageways separated by a 4.0 m median and is located directly opposite Fortfield Road. This is a traffic light controlled junction with a pedestrian signal allowing passage from Fortfield Road to the School. There are separation medians on Templeogue Road and Fortfield Road. There is a left hand turning light from Fortfield into Templeogue Road but this seems to be out of operation at present. There is no lighting control from the School entrance onto Templeogue Road/Fortfield Road.

4.0 I conducted a traffic count of traffic volumes on Templeogue Road at the junction of Fortfield Road and the present School entrance on the morning of the 4th October between 8.20 am - 9.20 am and noted that during that period the total volume of traffic in both directions was 1633 vehicles. During that period, a total of 390 vehicles entered and left the School access. During my observations, I noted no aggravating traffic problems any worse than those experienced by school entrances on principal roads throughout the Dublin area generally. The only difficulty seems to be for traffic exiting from the School and turning right towards Town. This occasionally caused delay and a back-up within the School grounds for a maximum of three cars. Traffic entering the site experienced no difficulties that I could see. The pedestrian lights seem to work quite well and there wasn't any evident conflict between pedestrians and cars. During that period, I noted that the traffic frequently built up at the lights as far back as Springfield

Road. I understand that in the afternoon peak, traffic builds up across the frontage of the site from the Springfield Avenue lights.

5.0 Based on their assertion that the present access is giving rise to traffic hazard, the applicants propose to construct a new divided median (IN/OUT) access approximately 150 m from the present access and 50 m from Springfield Road. This proposal has now been mooted on two different occasions having been refused by the Minister for the Environment in January 1976 in the interests of traffic safety and amenity and by the Bord (PL 29/5/37078, copy attached) on the 19th May 1977 again on the ground of injury to residential amenity and increased traffic hazard. The basic question underlying this appeal I suggest is the examination of what planning circumstances have altered in the intervening 14 years which now make this proposal desirable.

6.0 It is estimated that the traffic increases at between 3% and 4½% compound interest per year and the roadway is the principal access to the burgeoning New Town of Tallaght. Traffic volumes therefore are at least 50% greater than their 1977 level.

7.0 Dublin County Council who are now the Planning Authority for the area have refused permission once again on the grounds that development would endanger public safety by reason of traffic hazard and/or obstruction of road users. My clients support this reason and would suggest that additional reasons might be added also.

8.0 In particular we feel that the Planning Authority's reason for refusal is justified on the following grounds:-

8.1 Templeogue Road (N81) is a high capacity secondary distributor as defined by Table 1 (copy attached) of 'Classification of New Urban Roads For County Dublin'. This Table suggests that access should be restricted to properly designed junctions at 800 m (half mile) intervals. The present road doesn't come anywhere near meeting that standard - to insert a new high capacity junction would diminish its traffic carrying capacity even further and dissipate the investment in widening it.

8.2 The proposed access will replicate the functions of the existing access and cause confusion in the morning peak particularly. Traffic exiting which can presently utilise breaks in the lights will, if making right hand turns, attempt to join the queue backed up at the Fortfield lights and if unable to do this will stand on the outward bound leg of the road thereby causing traffic hazard. Equally, traffic coming from the Templeogue direction and entering via the new access will have to stand in the lane until a break is available from the traffic coming from Town before entering - thereby causing traffic hazard and reducing the inward road to one lane operating. The same problems will occur in reverse in the evening peak.

8.3 If there is a problem of capacity at the existing junction, this is better solved by introducing a fourth set of lights directed towards the Schools access (as is the case at the Blackrock Clinic) rather than replicating the access nearby, causing confusion.

9.0 Two other valid reasons for refusal I suggest might have been advanced also.

9.1 The layout of Templeogue Road is unusual in that an existing avenue of trees has been retained in a substantial verge and access points to the road have been reduced to a minimum. These mature trees would appear to have formed the north western boundary of the lands which are now partly Bushy Park land (they have a length almost two-thirds of a mile). Mature trees are continued across the frontage of the School and (though it is not zoned as such in the Development Plan), the concept of a densely planted verge, mirroring the treatment along Templeogue Road has been continued across the frontage of the School also. This is a particular civic design characteristic of this area and has only one other example in Dublin along Grange Road in Raheny. As the attached photographs show, this planting consists of substantial mature trees, two deep in a 4 m verge which is maintained by the Local Authority. Whilst some are clean stemmed, a number impede visibility in both directions. The access as proposed would require a breach in this verge at a point in which the distance between the trees is approximately 7 m and also in the mature trees on the frontage of the School. In this respect, I note that it was a condition of the permission for an extension to the existing School (831/74B) that "all existing trees on the site shall be retained and adequate measures shall be taken to ensure that none of them are interfered with during the course of the development". The likelihood is that the proposed road would result in the taking down of trees both on the frontage of the Orders' lands and in the public verge also. For these reasons, I suggest that the proposal should have been refused on grounds of visual amenity also.

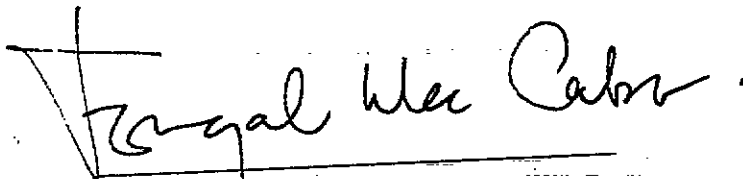
9.2 The site plan lodged with the application does not indicate that the applicants have any control over this verge which presumably is in the ownership of the Local Authority whose consent would be necessary to

Fergal MacCabe
B Arch DipTp MRIAL MIPI

make such a breach. I am not aware that any such consent has been offered or is forthcoming. Equally the proper design of such a proposed junction requires the creation of a central median and possibly a stacking lane and again none of these works have either been offered by the applicant. In the circumstances, it would appear that the applicants don't have sufficient control to carry out the development proposed.

10.0 Finally, my clients would support any moves by the School to provide a fourth set to the traffic lights in order to facilitate exiting traffic but would ask that the present proposal be refused not only on grounds of traffic hazard but on grounds of adverse impact on the visual amenities of the area, conflict with the residential amenity and the inability of the applicants to carry out the development as proposed.

Yours faithfully



Fergal MacCabe

Table 1-4 Practical capacities of two-way urban roads

Effective width of carriageway in feet (excluding refuges or central reserve)	2-lane			3-lane		4-lane			6-lane			Remarks
	20'	22'	24'	30'	33'	40'	44'	48'	60'	66'	72'	
Description	Capacity in pcu's per hour for BOTH directions of flow					Capacity in pcu's per hour for ONE direction of flow						(for definitions of road types see Section 2.1)
Urban motorway with grade separation and no frontage access								3,000			4,500	Applicable to the highest category of distributor
All-purpose road with no frontage access, no standing vehicles permitted and negligible cross-traffic	1,200	1,350	1,500	2,000	2,200	2,000	2,200	2,400	3,000	3,300	3,600	Appropriate for all-purpose distributors
All-purpose street with high-capacity junctions and 'No Waiting' restrictions	800	1,000	1,200	1,600	1,800	1,200	1,350	1,500	2,000	2,250	2,500	Applicable to those distributors and access roads where access to development is frequent but capacity is not unduly restricted by junctions
All-purpose street with capacity restricted by waiting vehicles and junctions	300 to 500	450 to 600	600 to 750	900 to 1,100	1,100 to 1,300	800 to 900	900 to 1,000	1,000 to 1,200	1,300 to 1,700	1,500 to 2,000	1,600 to 2,200	Typical of existing roads where waiting vehicles and junctions with heavy cross traffic severely limit capacity

Table 1-5 Practical capacities of one-way urban roads

Effective width of carriageway in feet (excluding refuges)	20'	22'	24'	30'	33'	36'	40'	44'	48'	Remarks
Description	Capacity in pcu's per hour									(for definitions of road types see Section 2.1)
Urban motorway with grade separation and no frontage access			3,000			4,500			6,000	Applicable to the highest category of distributor
All-purpose road with no frontage access, no standing vehicles and negligible cross-traffic	2,000	2,200	2,400	3,000	3,300	3,600	4,000	4,400	4,800	Appropriate for all-purpose distributors
All-purpose street with high-capacity junctions and 'No Waiting' restrictions	1,300	1,450	1,600	2,150	2,400	2,650	3,000	3,350	3,700	Applicable to those distributors and access roads when access to development is frequent but capacity is not unduly restricted by junctions
All-purpose street with capacity restricted by waiting vehicles and junctions	800	950	1,100	1,650	1,900	2,150	2,500	2,800	3,200	Typical of existing roads where waiting vehicles and junctions with heavy cross traffic severely limit capacity

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 2468/76

APPEAL by Reverend Mother R. Alexander, of Our Lady's School, Templeogue Road, Dublin against the decision made on the 22nd day of October, 1976, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse permission for the construction of a permanent entrance and roadway on the site of an existing temporary entrance and roadway at Our Lady's School, Templeogue Road, Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts 1963 and 1976, permission is hereby refused for the construction of the said permanent entrance and roadway for the reason set out in the Schedule hereto:

SCHEDULE

The construction of a permanent entrance and roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road.

M. J. McFADDEN

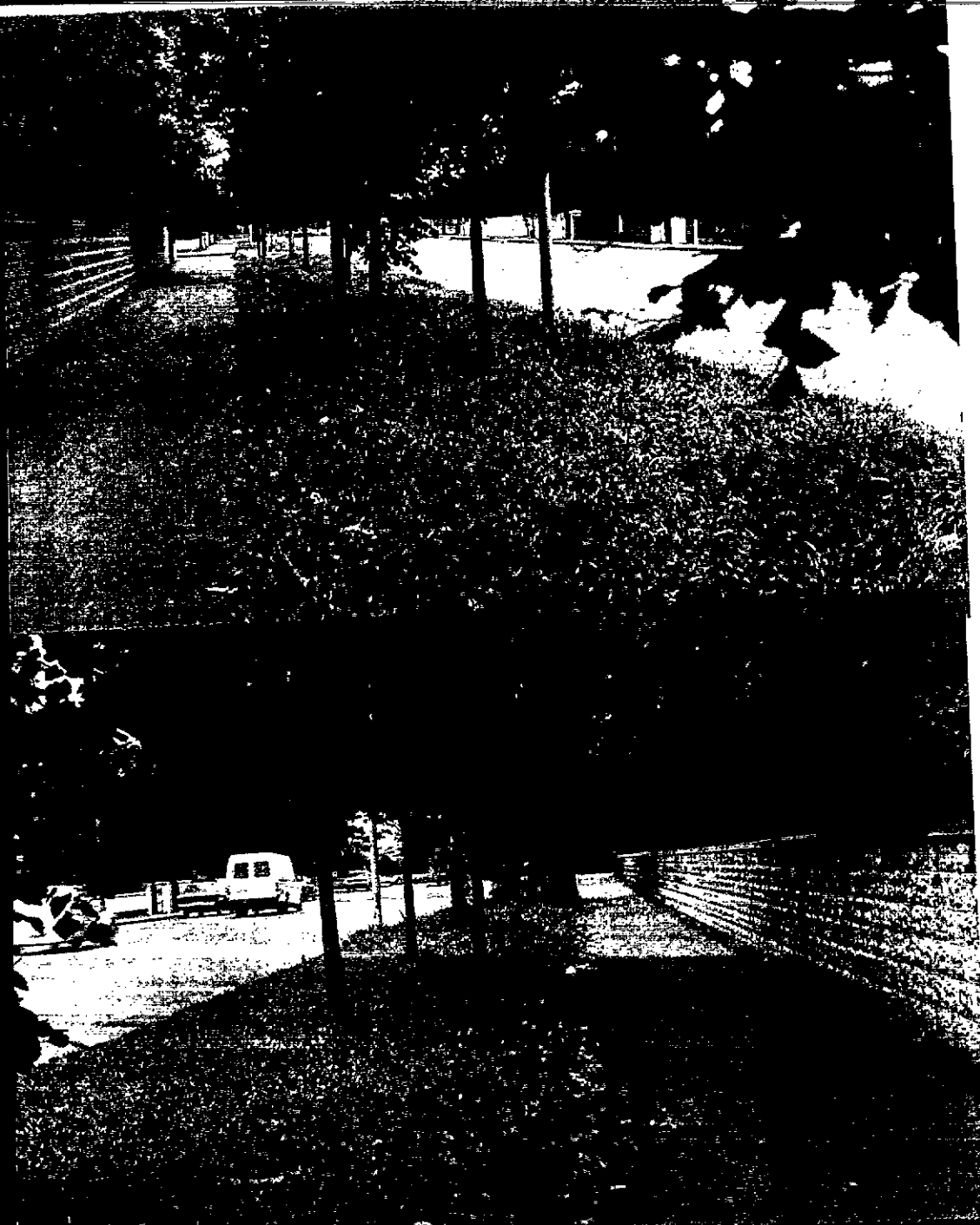
Member of An Bord Pleanála duly
authorized to authenticate the
seal of the Board.

Dated this 19th day of May 1977.



TABLE I. CLASSIFICATION OF NEW URBAN ROADS FOR COUNTY DUBLIN (WITHIN THE URBAN AREAS)

TITLE	TYPE OF ROAD	DESCRIPTION	FREQUENCY OF ACCESS	FRONTAL DEVELOPMENT	RESERVATION
Suburban Motorway	Dual Carriageway	Together with the primary distributor roads these form primary road networks in the urban area providing an integrated system of fast unrestricted routes which interconnect development areas and new towns. Provides connections with National routes. Attracts traffic from lower order road through primary distributors.	Restricted to interchange at a desirable minimum spacing of 800 m. (½ mile).	None	76m(250 ft.)
Primary Distributor	Dual Carriageway	Forms part of primary road network for the overall area and provides access to the Motorway System and/or the National Primary Routes. Distributes traffic to secondary and district distributors.	Restricted to properly designed junctions at 800 m. (½ mile) intervals.	None	46m(150 ft.)
Secondary Distributor	Single or Dual Carriageway depending on traffic densities and right-of-way	Forms the major secondary road function in the area. Acts as a distributor to local distributor roads and also caters for through traffic between development areas. It generally gives access to a primary distributor or a National Primary (includes existing circumferential roads which are unlikely to be improved to a high standard).	do	None	46m(150 ft.)
District Distributor	Single C/W all purpose except in heavy density developments.	Acts as a distributor to local distributor roads within a new town or existing development area. Usually connects to a primary or secondary distributor.	do	None	37m to 31m (120 to 100 ft.)
Local Distributor	Single Carriageway	Acts as a distributor to access roads and generally connects to a district distributor route. Functions as a distributor route within an environment where an access road would not be adequate.	90m. to 215m. (300 ft. to 700 ft.) intervals.	Restricted to one side only.	21.5m (70 ft.)
Access Road	Single Carriageway	Gives direct access to land and buildings within an environment and connects to local distributors. In rare case it may connect to a district distributor.	Unlimited.	Acceptable	14m.(46 ft.)



View south
westwards in the
vicinity of the
proposed access.



View north
eastwards.

Traffic at
evening peak.

PL. 23/5/7073

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 2168/76

APPEAL by Reverend Mother R. Alexander, of Our Lady's School, Templeogue Road, Dublin against the decision made on the 22nd day of October, 1976, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse permission for the construction of a permanent entrance and roadway on the site of an existing temporary entrance and roadway at Our Lady's School, Templeogue Road, Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the construction of the said permanent entrance and roadway for the reason set out in the Schedule hereto:

SCHEDULE

The construction of a permanent entrance and roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road.

M. J. McFADDEN

Member of An Bord Pleanala duly
authorised to authenticate the
seal of the Board.

Dated this 19th day of May 1977.



CORPORATION OF DUBLIN

Tel. 2951 (Ext.)

Planning Department, 46-49 Dame St., Dublin 2

To M/s. Edward Brady & Associates,

Decision Order No. P2552. Date 22 OCT 1976

65, Rock Road,

Ref: CAX/AC. Date: 21.10.76.

Williamstown,

Application received on 23rd August, 1976.

Blackrock, Co. Dublin.

Plan No. 2455/76 Reg. No. 2455/76

Applicant Rev. Mother R. Alexander,

Our Lady's School, Templeogue Road, Dublin 6.

Development Retain permanently, entrance and roadway at Our Lady's School,

Templeogue Road, Dublin 6.

NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Local Government (Planning & Development) Act 1963, the Right Honourable the Lord Mayor, Aldermen, and Burgesses of Dublin, being the Planning Authority for the County Borough of Dublin have by Order dated as above, decided TO REFUSE PERMISSION.....
for the development described above, for the following²..... reasons

REASONS

1. The development would contravene materially condition ^{1.} attached to the previous permission dated 7/1/76 for a temporary road.
2. It is desirable in the interests of safety and for the avoidance of traffic hazard that the use of this access should cease.

Signed on behalf of the Right Honourable the Lord Mayor, Aldermen & Burgesses of Dublin.

[Signature]
for ASSIST. CITY & COUNTY MANAGER

Date: 22/10/76

IMPORTANT: Turn overleaf for further information.

24 OCT 1974

To Edward Brady & Associates,
 22 Woodhina Rd.,
 Blackrock,
 Co. Dublin.

Decision Order No. 12224 Date
 Ref: 30/10/74 Date:
 Application received on 20th Aug. 1974
 Plan No. 659/74/00 Reg. No. 1551/74

Applicant Father R. Alexander, F.C.F. of Our Lady's School, Kimmage Rd., Kimmage,
 Dublin 6.
 Development Track, two-storey extension to School at Our Lady's School, Kimmage Rd.

NOTIFICATION OF DECISION TO GRANT PERMISSION.

In pursuance of their functions under the Local Government (Planning and Development) Act 1963, the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, being the Planning Authority for the County Borough of Dublin have by order dated as above decided to grant Permission for the development described above.

subject to the following conditions:

Conditions	Reasons for Conditions
<p>1. The development to be carried out in accordance with a grant of permission by the planning authority or by the Minister for Local Government on appeal. The requirements of the Engineering Department to be complied with prior to commencement of use of the development. Approval under the National Cycleways to be obtained, and all conditions of approval to be observed in the development.</p>	<p>To ensure a satisfactory standard of development.</p>
<p>2. All surface water shall be trapped and discharged into drains within the boundaries of the site.</p>	<p>To achieve a satisfactory standard of development.</p>
<p>3. The requirements of the Chief Fire Officer to be strictly complied with prior to commencement of use of the development.</p>	<p>To ensure a satisfactory standard of protection from fire.</p>
<p>4. The requirements of the Chief Medical Officer to be complied with prior to commencement of use of the premises.</p>	<p>To ensure compliance with the relevant health regulations.</p>
<p>5. A revised plan indicating details of the proposed off-street car-parking spaces shall be submitted to and shall receive the written agreement of the planning authority prior to commencement of the development. This plan shall indicate how it is proposed to provide these spaces without interfering with the adjacent trees.</p>	<p>To achieve a satisfactory standard of development.</p> <p>OVER/.</p>

Signed on behalf of the Right Honourable the Lord Mayor, Aldermen & Burgesses of Dublin.

Conditions	Reasons for Conditions
6. All the existing trees on the site shall be retained, and adequate measures shall be taken to ensure that none of these are interfered with during the course of development works.	To protect the visual amenity of the area.
7. The proposed new entrance from Templeogue Road shall be omitted from the proposed development.	To avoid a traffic hazard.
8. The play area shown to the east of the proposed extension shall be relocated to the south of the extension and with its centre line 60' to the east of its existing north south axis.	To protect the amenities of adjoining residents.
9. The proposed development must be drained on the Completely Separate System as provided for on the Layout Plans.	To achieve a satisfactory standard of development.

It should be noted that until a Grant of Permission has been issued the development in question is **NOT AUTHORISED**.

An appeal against this decision may be made to the Minister for Local Government. The Applicant for Permission may appeal within **ONE MONTH** beginning on the day of receipt by him of the decision. Any other person may appeal to the Minister within **THREE WEEKS** beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:
The Secretary, Department of Local Government (Planning Appeals Section), Custom House, Dublin 1.

An appeal by the Applicant for Permission should be accompanied by this form. In the case of an appeal by any other person, the name of the applicant, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.

1/5/77 022

ROTHS PLANNING APPEALS

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

Sontag-Phuire Wharfe / the Glinth

Planning Register Reference Number: 677/75

APPEALS by Denis J. Smyth of "Parknadoon", 235 Templeogue Road, Templeogue, Dublin and Others against the decision made on the 9th day of April, 1975, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to grant subject to conditions a permission to Reverend Father R. Alexander, for the construction of a temporary roadway at Our Lady's School, Templeogue Road, Templeogue, in accordance with plans and particulars lodged with the Corporation:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, and after consideration of the report of the person who conducted an oral hearing of the said appeal, it is hereby decided to grant permission for the construction of the said temporary roadway in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 -- Conditions	Column 2 -- Reasons for Conditions
<p>1. The roadway shall be removed and the boundary wall, public footpath, kerb and grass verges shall be reinstated not later than the 1st day of April, 1977.</p>	<p>1. On completion of building operations on the site the temporary access will no longer be needed and it is desirable in the interests of amenity and traffic safety that the use of the access should cease.</p>
<p>2. The unauthorized access on to Templeogue Road shall be closed and the site reinstated prior to the commencement of use of the proposed temporary roadway.</p>	<p>2. In the interests of traffic safety and of amenity.</p>

DATE 13 January 77

Bald

OLIVER J. FLANNAGAN

BY ORDER OF THE CITY AND COUNTY MANAGER
IN THE PRESENCE OF THE PUBLIC HAVE BEEN
BY ORDER OF THE CITY AND COUNTY

DATED 6th DAY OF December 1975

Parliamentary Secretary to the Minister for Local Government to whom the relevant powers and duties of the said Minister under the Local Government (Planning and Development) Act, 1963 are delegated by the Local Government (Delegation of Ministerial Functions) Order, 1975.

Dated this 7th day of January 1976.

To Edward Brady & Associates, Architects, 23, Woodbine Road, Blackrock, Co. Dublin.

3378/72

Decision Order No. 1031 Date 9 APR 1975

Ref: 22/72 Date: 20/4/75

Application received on 22/4/75

Plan No. 622/72 Reg. No. 77/72

Applicant Rev. Father E. Alexander, of Our Lady's School, Farnham Road, Dublin 6.

Development Extension of school to provide with 200 places at Our Lady's School, Farnham Road, Dublin 6.

100.0m²

NOTIFICATION OF DECISION TO GRANT PERMISSION.

In pursuance of their functions under the Local Government (Planning and Development) Act 1963, the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, being the Planning Authority for the County Borough of Dublin have by order dated as above decided to grant Permission for the development described above,

subject to the following 4 conditions:

Table with 2 columns: Conditions and Reasons for Conditions. Contains 4 numbered conditions regarding temporary access roads, engineering arrangements, boundary walls, and conformity with planning authority orders.

Signed on behalf of the Right Honourable the Lord Mayor, Aldermen & Burgesses of Dublin.

for ASSIST. CITY & COUNTY MANAGER

PL. 29/5/7018

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 2468/76

APPEAL by Reverend Mother R. Alexander, of Our Lady's School, Templeogue Road, Dublin against the decision made on the 22nd day of October, 1976, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse permission for the construction of a permanent entrance and roadway on the site of an existing temporary entrance and roadway at Our Lady's School, Templeogue Road, Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the construction of the said permanent entrance and roadway for the reason set out in the Schedule hereto:

SCHEDULE

The construction of a permanent entrance and roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road.

M. J. McFADDEN

Member of An Bord Pleanala duly
authorized to authenticate the
seal of the Board.

Dated this 19th day of May 1977.



PL. 29/5/37078

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 2468/76

APPEAL by Reverend Mother R. Alexander, of Our Lady's School, Templeogue Road, Dublin against the decision made on the 22nd day of October, 1976, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse permission for the construction of a permanent entrance and roadway on the site of an existing temporary entrance and roadway at Our Lady's School, Templeogue Road, Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the construction of the said permanent entrance and roadway for the reason set out in the Schedule hereto:

SCHEDULE

The construction of a permanent entrance and roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road.

M. J. McFADDEN

Member of An Bord Pleanala duly
authorized to authenticate the
seal of the Board.

Dated this 19th day of May 1977.



CORPORATION OF DUBLIN
Order of the Assistant City and County Manager
Local Government (Planning & Development) Act, 1963: Local Government (Dublin) Acts 1930-1955

22 OCT 1976

RECOMMENDATION: Decision Order No. P2552... Date
I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1 : ...CAK/AC... Date: 21.10.76

TO REFUSE PERMISSION..... in respect of the Application received on 23rd August, 1975.
for2.....reasons, for the development proposed in Plan No. 2468/76..... Reg. No. 2468/76
by Applicant Rev. Mother R. Alexander. of Dur Lady's School, Templeogue Road, Dublin 6.
namely to: Retain permanently, entrance and roadway at Dur Lady's School,
Templeogue Road, Dublin 6.

Signed: [Signature] Assistant Principal Officer, Date: 22/10

ORDER: In accordance with the recommendation of the Assistant Principal Officer, I decide that having regard to the provisions which are included in the Development Plan, the above proposal would be contrary to proper planning and development and I, therefore, decide TO REFUSE PERMISSION therefor under the Local Government (Planning and Development) Act, 1963 for the 2 reasons stated below

REASONS

1. The development would contravene materially condition ^{1.} attached to the previous permission dated 7/1/76 for a temporary road. ¹
2. It is desirable in the interests of amenity and for the avoidance of traffic hazard that the use of this access should cease.

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the City and County Manager dated.....day



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hÉireann,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath.
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Daniel B. Sullivan,
5 Springfield Road,
Templeogue,
Dublin 6W.

Our Ref. **RF/LD**

Your Ref.

Date **19th June 1991**

REG-REF. 91A/0598

RE: Development at Templeogue Road

Dear Sir,

I refer to your letter received in this Department on 12th June 1991 regarding the above and wish to inform you that a Decision to REFUSE Permission was made on this application on 7th June 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER

919/0598

PM

415

OBJECTION to Planning
PERMISSION to open New Gate to our
Ladep School on Templeogue Rd.

Plan NO 0598

OBJECT

DANIEL B SULLIVAN
55 SPRINGFIELD RD
TEMPLEOGUE DUBLIN 6

Daniel B Sullivan
24/5/91

INEZ FLETCHER

3 SPRINGFIELD RD
DUBLIN 6 W

Inez J. Fletcher
25/5/91

NANIE BYRNE
15 SPRINGFIELD RD
TEMPLEOGUE

N. Byrne

12 JUN 91

JAMES DOWD
1 SPRINGFIELD ROAD
TEMPLEOGUE

James Dowd
28/5/91

DUBLIN 6 W

Carol Smith

Carol Smith

2 Springfield Rd
Templeogue
Dublin 6 W

30 Springfield Rd
Templeogue Dub
Dublin 6 W

Sean Feely
14 Springfield Road,
Templeogue
Dublin 6 W

Sean Feely

Michael Mullerby 10 Springfield Rd Templeogue

NANCY McCABE
16 SPRINGFIELD RD.
TEMPLEOGUE
DUBLIN 18 W.

Nancy McCabe.

MARY TRAVERS
16 SPRINGFIELD RD. Mary Travers.
TEMPLEOGUE
DUBLIN 6 W.

Frances Hawley
7 Springfield Rd.
D 6 W.

Irène Stevenson
9 Springfield

ROBERT COGHLAN
11 SPRINGFIELD ROAD
TEMPLEOGUE
D. 6. W.

Robert Coghlan

URSULA TREADOR
15 SPRINGFIELD RD
TEMPLEOGUE
D 6. W.

Ursula Treador

Margaret Green
21 Springfield Rd
Templeogue
D. 6 W.

Margaret Green

Frances Mothersill
23 Springfield Rd,
Dublin 6
Pat Tree & W. Tree
13 Springfield Rd
Dublin 6W.

MARIE DILLON
225, Templeogue Rd
D6W.

Anita Hild
225, Templeogue Rd,
D. 6W.

Anette Carey
26 Springfield Rd
Templeogue 06W.

B. Walsh
219 Templeogue Rd.
Dublin 6W.

Michael J. Cahill
27 Springfield Road
Dublin 6W.

Eamon Byrne
211 Templeogue Rd. D. 6W

M. Stafford
221 Templeogue Rd.
D. 6W.

Vincent T. Lyons
189 Fortfield Rd D 6W

Clodna Greene
189 Fortfield Rd
Terenure 26W.

Laurel Byrne
187 Fortfield Rd
Terenure, D6W

Joseph Murphy
215 Templeogue Rd
Terenure 6W

W. Murphy
217 Templeogue Rd



Blac 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0598

Date : 3rd July 1991

Dear Sir/Madam,

Development : Access roadway from Templeogue Road

LOCATION : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

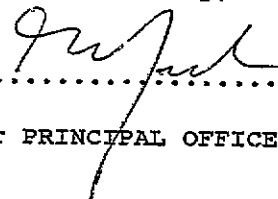
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Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £15.

Yours faithfully,


.....
for PRINCIPAL OFFICER

Michael Turner,
229 Templeogue Road,
Dublin 6W.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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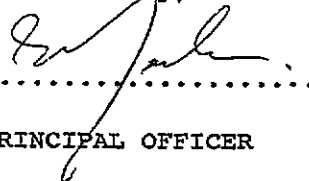
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Yours faithfully,


.....
for PRINCIPAL OFFICER

Maeve Smyth,
235 Templeogue Road,
Templeogue,
Co. Dublin 6W.



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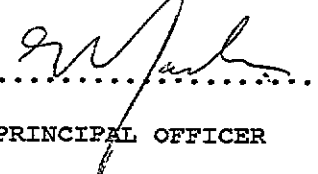
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Yours faithfully,


.....
for PRINCIPAL OFFICER

Mrs. Mairin Dillon,
225 Templeogue Road,
Dublin 6 W.



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Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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Yours faithfully,

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for PRINCIPAL OFFICER

Mrs. Sheila Harrison,
231 Templeogue Road,
Dublin 6.



Bloc 2, Ionad Bheatha na hEireann,
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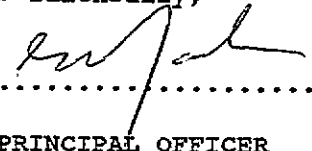
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for PRINCIPAL OFFICER

Mrs. Denis J. Smyth,
235 Templeogue Road,
Templeogue,
Co. Dublin 6W.



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Yours faithfully,

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for PRINCIPAL OFFICER

Mrs. Mary J. O'Sullivan,
227 Templeogue Road,
Dublin 6W.



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Block 2, Irish Life Centre,
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Yours faithfully,


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for PRINCIPAL OFFICER

T. Browne,
"Glenveagh",
19 Springfield Road,
Templeogue.



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Block 2, Irish Life Centre,
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Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Philip Hayde', followed by a dotted line indicating the signature line.

for PRINCIPAL OFFICER

Philip Hayde,
223 Templeogue Road,
Dublin 6W.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre
Sraid na Mainistreach Iacm,
Lower Abbey Street,
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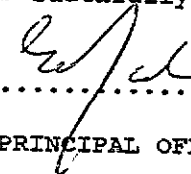
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Yours faithfully,


.....
for PRINCIPAL OFFICER

Paula & Ronald Moreland,
237 Templeogue Road,
Dublin 6W.



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Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
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Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0598

Date : 7th June 1991

Dear Sir/Madam,

Development : Access roadway from Templeogue Road

LOCATION : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

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This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

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Paula & Ronald Moreland,
237 Templeogue Road,
Dublin 6W.

Yours faithfully,


.....

PRINCIPAL OFFICER



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Philip Hayde,
223 Templeogue Road,
Dublin 6W.

Yours faithfully,

.....
[Signature]

PRINCIPAL OFFICER



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T. Browne,
"Glenveagh",
19 Springfield Road,
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PRINCIPAL OFFICER



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Mrs. Mary J. O'Sullivan,
227 Templeogue Road,
Dublin 6W.

Yours faithfully,

.....
PRINCIPAL OFFICER



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Mrs. Denis J. Smyth,
235 Templeogue Road,
Templeogue,
Co. Dublin 6W.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'M. J. Smyth', written over a dotted line.

PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hÉireann,
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It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Mrs. Sheila Harrison,
231 Templeogue Road,
Dublin 6.

Yours faithfully,

.....

PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0598

Date : 7th June 1991

Dear Sir/Madam,

Development : Access roadway from Templeogue Road

LOCATION : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 07.06.91 it was decided to REFUSE PERMISSION for the above proposal.

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Mrs. Mairin Dillon,
225 Templeogue Road,
Dublin 6 W.

Yours faithfully,

.....
PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hEirann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
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Maeve Smyth,
235 Templeogue Road,
Templeogue,
Co. Dublin 6W.

Yours faithfully,


.....

PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hÉireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0598

Date : 7th June 1991

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LOCATION : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

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Michael Turner,
229 Templeogue Road,
Dublin 6W.

Yours faithfully,


.....
PRINCIPAL OFFICER

FILE REF: 91A 598

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P <u>28/5/91</u></p>	<p>Noted by cllrs Leung + M Lynch</p> <p>Sympathetic with college authorities Do they intend keeping old + new accessways Will this cause surplus land which will inevitably be used for House building? on a T. Junction Should close old accessway.</p>		

PK

537 Templeogue Rd.

Dublin W.

15/5/91

91A/0598

306

RECEIVED
 PLANNING
 DEPARTMENT
 17 MAY 1991
 CONTROL

Dear Sir,

AS a resident of the
 above address I would like
 to object to the planning
 application 'Our Lady's' school
 have made in April '91.

This application was refused
 in 1976 & as we are all
 aware traffic on this road
 has increased since then &
 at the stage it was refused
 before it was due to the
 heavy traffic on this road.

OBJECTOR

I would be very grateful
if you could inform us
of any developments with
this application.

Yours faithfully

Paula & Ronald
Moreland.

Q1A/0598

Planning Dept.,

299

Dublin County Council.

[Handwritten signature]

223 Templeogue Road,

[Handwritten signature]
16/5

Dublin 6W

13th May 1991

Re: Access Roadway to Our Lady's School. Q1A-0598

OBJECT

Dear Sirs,

I wish to object to the above planning application on the following grounds:

1. Since the opening of the New Link Road traffic has increased greatly on Templeogue Road making entry and exit to our houses very difficult. Traffic to and from the school has already added to the problem.
2. I understand that Our Lady's School intends to phase out their Junior School. This would appear to make extra access unnecessary.
3. I feel that the project is not for the improvement of the school facilities but for monetary gain through other building projects.

Yours faithfully,
Philip Hayes.

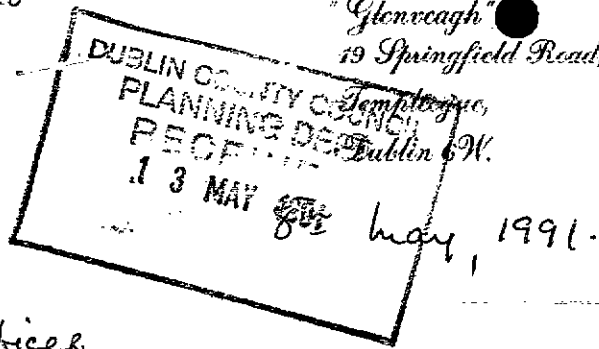
DUBLIN COUNTY COUNCIL
 PLANNING DEPT.
 RECEIVED
 15 MAY 1991

Telephone 907291

91A/0598

293

"Glenveagh"
19 Springfield Road,



The Planning Officer,
Dublin County Council,
Irish Life Mall,
Dublin 1.

M
16/5

OBJECTOR

Application No 0598 - 16th April 1991.

Dear Sir,

With reference to the Planning Application lodged by Our Lady's School, for further access from Templeshoe Road, I wish to object in the strongest terms.

Traffic on Templeshoe Road as it is now, with the new

91A/0598

280

17/5

227, Templeogue Road,
Dublin 14

PM

10. MAY 91

8-5.

OBJECTOR

Dear Sir,

I wish to object to the proposed access roadway to Our Lady's School, Templeogue Road.

Traffic has increased enormously recently and we find it extremely difficult to get in and out of our driveway. Another entrance directly opposite would hinder access to my driveway and traffic would be chaotic and extremely dangerous.

I am also concerned that the proposed development would affect the value of my property as it affects ^{the amenity} of this location (residential area)

Also children will congregate at this exit and this is very undesirable and unacceptable at the entrance to my house.

I understand that planning permission was refused several times

in the 70's and seeing that the is
an adequate entrance with traffic
control, then, already why is there
a necessity for another one now?

Thank you,

Yours faithfully,

(Mrs) Mary A. Sullivan

91A/0598

279

235 Templeogue Road,
Templeogue,
Co. Dublin, 6W.
8th May, 1991.

PK

OBJECT

Chief Planning Officer,
Dublin County Council Planning Department,
Irish Life Centre,
Dublin, 1.

10 MAY 91

re: Plan 0598. Our Lady's School, Templeogue,
Application for access roadway.

Dear Sir,

Further to my letter of the 7th May re above,
unfortunately the following point was admitted:-

The application is for an access roadway and in your file
the proposer's agent says a letter from the Board of Management
will follow explaining the reasons why the road is required. This
is not indicated on the application form and I would be glad
if you will let me know, as soon as convenient for you, and
before a decision is reached, the reason for this roadway -
i.e., what purpose does the roadway as proposed serve?

I look forward to hearing from you on this matter.

Thanking you,

Yours sincerely

Maureen Smyth

(Mrs. Denis J. Smyth).

91A/0598

286 ✓

231 templeogue road
DUBLIN 6
TEL. 909155.

7th May '91.

OBJEC

Re Plan No 0598

Our Lady's School

Templeogue Road

Application for access Road for
Templeogue Rd.

Objections to above proposal.

The proposed Roadway would constitute a traffic hazard being between two sets of traffic lights which are only approximately 200 yds. apart.

Our Lady's already have a very functional entrance opposite Tattfield Road. It provides an "in" & "out" vehicular entrance & exit & pedestrian entrance & exit.

Permitting a Roadway as proposed would be

Plan No. 0598 225, Templeogue Rd (R12)
application for our lady's school. 91A/0598 D 6 W, ~~16/5~~ 26/5
Templeogue. ⁽²⁸⁹⁾
The proposed access roadway would

create a very serious traffic
problem on a very
Templeogue Rd.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
REC'D
23 MAY 1991

OBJE

This (Templeogue) Road is a
feeder road to the new motorway
M50 and traffic has increased
considerably since the opening
of the M50 at the end of 1990.

It will of course increase to
huge numbers when the M50 leads
to the current position and the M1 in 1994.
There will be a further increase when
the Southern Cross Road eventually
joins from Dun Lu.

Our lady's school (already
has a very fine entrance in a
quiet area opposite the junction

Fortfield Rd.

The application does not make clear what the future of this entrance is to be,

I object strongly to the loss of amenity to my property and the loss of the trees if such a entrance were to be granted.

Children from our lady's and other local schools would congregate outside this property and would cause annoyance and loss of privacy.

I understand that permission for a proposed entrance as above has been refused by An Coipo Pleanála and Dúilí Corporation as far back as 1974 to 1977 as it would create a traffic log end on a bus road and would be seriously injurious to Private residential property in the area.

Yours

Mrs Mairin Dillon

91A/598
265

235 Templeogue Road,
Templeogue Road,
Co. Dublin, 6W.

7th May, 1991.

The Chief Planning Officer,
Dublin County Council Planning Department,
Irish Life Centre,
Dublin, 1.

re: Plan 0598. Application from Sr. R. Alexander,
Our Lady's School, Templeogue, for access roadway
from Templeogue Road.

I object to the granting of permission for the above as -

1. It would be a very serious traffic hazard on a very heavily trafficked Templeogue Road which is National Route N81. Templeogue Road (N81) leads directly to the new motorway M50 which, in turn, takes very heavy traffic to the National Routes to the South and West of Ireland and to the Navan Road - the N4, N7 and N3. The M50 will, in 1994, lead to the M1 and to Dublin Airport. Traffic signs in Rathgar, Dublin, are already directing traffic for Navan to travel via Templeogue Road to the M50.

It is also pointed out that there is considerable private and commercial traffic coming off the roundabout via Templeogue Road to the city.

2. The creation of the proposed entrance and exit would also seriously take from the environmental amenities of the residential properties in the vicinity.
3. Plan 831/74 - in granting permission for a school extension, Dublin Corporation made a condition that "the proposed new entrance from Templeogue shall be omitted" in order "to avoid a traffic hazard."
4. Plan 677/75. By Order of the Minister for Local Government permission was granted in January 1976, for a temporary roadway. Condition No. 1 attached to this permission states "The roadway shall be removed....." as "on completion of building operations on the site the temporary access will no longer be needed and it is desirable in the interests of amenity and traffic safety that the use of the access should cease.
It is noted here by me that the condition requesting the removal of the road has not been complied with.

/p.t.o.

5. In 1976, the same proposers in Plan 2468/76 sought permission "to retain permanently roadway to service school." Dublin Corporation again refused permission and the proposers appealed to An Bord Pleanála. Following the subsequent Oral Hearing the Bord's decision was to refuse permission for the reason that

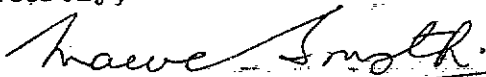
"The construction of a permanent roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road." (19th May, 1977)

As will be readily seen from the above decisions, it was the continued view of the Minister for Local Government, Dublin Corporation and an Bord Pleanála that the roadway proposed would have created a serious traffic hazard during the period 1974 to 1977.

With the phenomenal increase in traffic up to and including 1991 and the projected increase activated by traffic to and from the M50 in the future the HAZARD IS CORRESPONDINGLY INCREASED.

Any decision to grant permission for the proposed roadway will be strongly resisted by me and would be the subject of Appeal to An Bord Pleanála.

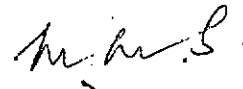
Yours sincerely,



(Mrs. Denis J. Smyth)

P.S. Please add to above points:

6. Our Lady's School already has ^{even} (on the admission of their Architects) an adequate entrance controlled by traffic light at the junction of Templeogue Road/Fortfield Road.



91A/0598

262 ✓

Healy
9/5

PT

OL/MT

Planning Department,
Dublin County Council,
Block II, Irish Life Centre,
Lr. Abbey St., Dublin 2.

- 229 Templeogue Road,
Dublin 6W,
- 3 May 1991.

Your ref. 91A/0598.

07. MAY 91

OBJEC

A chara,

As a resident at the above address, I wish to lodge with you an objection to the planning permission being sought by Sr. Rosemary Alexander for an access road to Our Lady's School, Templeogue Road, Dublin 6W (application 0598, 16 April/2 May, 1991).

My objection to the application for the road rests on the following grounds:

1. The applicant's advertisement in the "Irish Independent" of 10 April 1991 refers only to an "access road". The application lodged with you is for an access road, an exit road and a pedestrian entrance. The advertisement is misleading to the public.

2. The existing access road (total width: 14.5 metres), with entrance and exit carriage-ways and two pedestrian gateways, is quite adequate for the needs of the Convent and School.

(a) The Convent is unlikely to remain residential for the future. With the fall in religious vocations, schools like Our Lady's are appointing lay principals and Boards of Management as preliminary to the withdrawing of resident religious teachers. Our Lady's has already taken these steps.

(b) All the available demographic forecasts predict that the number of pupils coming to both primary and postprimary schools in the next decade and for the foreseeable future will significantly decrease. It remains to be proven that Our Lady's School will not be affected by the general decrease in numbers. (The demographic forecasts referred to are those from the Economic and Social Research Institute, the Department for Education and the office of the Archbishop of Dublin in Drumcondra, in the case of Catholic baptisms during the relevant recent years).

(c) With no evident need for additional access to Our Lady's, the present application seems only a prelude to the sale for housing or other purpose of the school field between the present access roads and

Bushy Park.

3. The present applicant, as Mother Alexander, has made six previous applications for this same access road. It was also the subject of an appeal to An Bord Pleanála. All the applications and the appeal were turned down by the relevant planning authorities on a number of grounds, including the advice of their officers that an additional

access within 86 metres of the existing entrance would add to the traffic hazards on Templeogue Road.

4. Since the previous applications, the volume of traffic on Templeogue Road has increased, partly because of the attraction of The Square in Tallaght and partly because Templeogue Road has become a feeder-road to the new motorway off the Tallaght Road to Dublin Airport and the North.

5. It is an abuse of the planning process for a person to make repeated applications for the same facility.

6. The present applicant has access to corporate funds so her repeated applications have been, and is being, made at no personal cost. The ordinary citizen is not in the same position to meet the cost of resisting such applications. If the present application were to succeed, the planning process and law would appear to conflict with our constitution and the principles of natural justice.

7. If the number of pupils in Our Ladys' School were ever to increase in the future, the School has other possible sites for additional entrances to its property along Templeogue Road north of the present entrance. Such sites would not affect the residents on Templeogue Road nor devalue their property as the present application would.

8. It is most difficult to get on to Templeogue Road by car from 8.30 to 9.30 a.m. and from 4.00 to 4.30 p.m. on school days. If the entry/exit of the School were to be transferred to the position opposite my residence, or an additional access to Our Lady's School were allowed, it would be virtually impossible for me to travel by car from my house between those hours. An additional access would result in the stopping and parking of parents' cars from points on Templeogue Road and Fortfield beyond the present entrance to places opposite the residences nos. 219 to 239.

9. Another entrance to Our Lady's would require another set of traffic lights close to the proposed entrance, within a short distance from the present lights at the junction of Templeogue Road and Fortfield Road.

10. The present population of c. 600 secondary pupils and over 100 primary pupils entering and leaving Our Lady's School twice a day through the proposed entrance would inevitably lead to the loitering of pupils and their friends at the entrance and also on the footpath immediately outside the residences opposite the entrance. The loitering and obstruction of the footpath as well as the additional traffic hazards on the Road would create access problems for the residents and significantly devalue the value of their houses.

I understand that the Board of Management of Our Lady's School is to submit reasons to you for Sr. Alexander's application. Their submission may furnish further grounds for objection but my present objections are relevant and significant, especially no.3 which refers to the professional findings of the officials of the planning authorities on Sr. Alexander's other applications for the same extra facility.

Thanking you for your attention,

Yours sincerely,

Michael Turner

Michael Turner

9/12/0598

CERTIFICATE NO. 25003

PROPOSAL: Access Roadway
 LOCATION: Our Lady's School, Amullogue Rd 6 W.
 APPLICANT: Sr. R. Alexander

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOANED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	\$252					
	\$216					
	\$50 per M ² in excess of 5000 ² M ² 200					
	\$21.75 per M ² of 200					
x .1 hect.	\$216 per hect.					
x .1 hect.	\$216 per hect.					
x .1 hect.	\$216 per hect.					
	\$216					
x hectares	\$216 per hect.					
0.01 HA.	\$216					

[40 1/5/91
 N39046

0.01 HA. 1/40 10/10 1/40

Column 1 Certified: Signed: *[Signature]* Date: DHI Date: 26/4/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Grade: S.O Date: 24/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

REF. NO.: 91A/0598

CERTIFICATE NO.: 14686 B

PROPOSAL: access Road way

LOCATION: Our Lady's School Templeogue Road DU

APPLICANT: SR. R. ALEXANDER

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	€ 555					
B	Domestic Ext. (Improvement/Afts.)	€ 530					
C	Building for office or other comm. purpose	€ 53.50 per sq. m. or 570					
D	Building or other structure for purposes of agriculture	€ 50.00 per sq. m. in excess of 300 sq. m. Min. 570					
E	Fuel Filling Station	€ 5200					
F	Dev. of prop. not coming within any of the foregoing classes	570 or 55 per sq. m. whichever is the greater	<u>70</u>	<u>NIL</u>	<u>70</u>		

D.01 HA.

Column 1 Certified: Signed: [Signature] Grade: DTE Date: 26/4/91

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 24/4/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/598*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE: *0.025 Acres*

FLOOR AREA OF PRESENT PROPOSAL: *J.Y. 26/4/91*

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

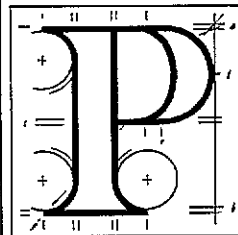
Our Ref: PL 6/5/86168
P.A. Ref: 91A/598

03 FEB 92

R.
B/V

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 31 JAN 1992

Appeal re: Construction of an access roadway from
Templeogue Road to Our Lady's School, Templeogue,
Dublin 6.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

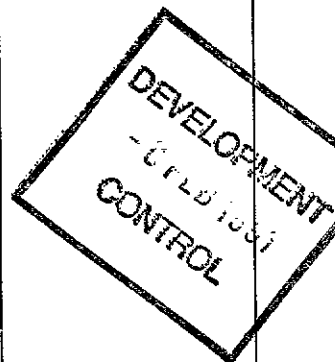
Yours faithfully,

Miriam Baxter

Miriam Baxter.

Encl.

BP 352



AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

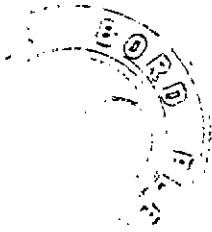
Planning Register Reference Number: 91A/598

APPEAL by Sister Rosemary Alexander and the Board of Management of Our Lady's School, Templeogue, Dublin care of Edward Brady and Associates of 65 Rock Road, Williamstown, Blackrock, County Dublin against the decision made on the 7th day of June, 1991 by the Council of the County of Dublin to refuse a permission for development comprising the construction of an access roadway from Templeogue Road to Our Lady's School, Templeogue, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The traffic movements arising from the proposed development would endanger public safety by reason of a traffic hazard on the adjoining heavily trafficked Templeogue Road.
2. The proposed development would require the removal of a number of trees the loss of which would cause serious injury to the visual amenities of Templeogue Road.



Ann Cor. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

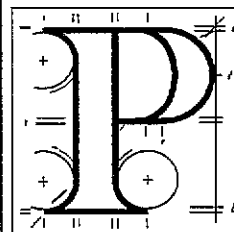
Dated this 31st day of January, 1992.

Our Ref: PL 6/5/86168
P.A. Reg. Ref: 91A/598

R. Cronin

PA

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

26/9

25 SEPT 91

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 23rd September 1991.

Appeal re: Access from Templeogue Road to Our
Lady's School, Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

OBS

Encl.

BP 555

6/5/86K8

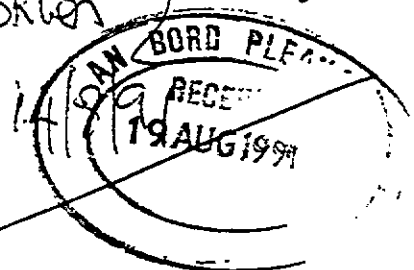
The above residence association who all object to the proposed opening of the new entrance to Our Lady's School on the main Templeogue Road.

Our objection remain the same as before they are mainly:

- a) the new opening is in a dangerous position for the children using the school.
- b) the extra lights/traffic warden on this stretch of road would mean that the residence of Springfield Road would have even greater difficulty getting out onto the main Templeogue Road than they do at the moment.
- c) the loss of privacy to the residence backing onto Our Lady's School.

Due to the shortness of time & holidays all the people who would wished to sign this objection were unable to do so but many of them did sign previous objections to this same proposed opening.

Sheila & Robert Coghlan
Anne Brien



OBJECTION to appeal By our
 Ladies School, for opening of New
 Gate on Templeogue Rd.

Paul Sullivan
 5 Springfield Rd
 Templeogue Dublin 6w.

13/8/91

Moya Byrne	18	Springfield rd	6w	13/8/91
Anne O'Brien	26	Springfield Rd,		13/8/91
Sue Ellis	28	Springfield Rd		13/8/91
S. F. Egan	28	Springfield Rd.		13/8/91
J. Scanlan	24	Springfield Rd		13/8/91
Barry Scanlan	24	Springfield Rd		13/8/91
Michael Grant	22	Springfield Rd.		13/8/91
John Grant	22	Springfield Rd.		13/8/91
Rosemary Fitzgerald	20	Springfield Rd.		13/8/91
Gillian Brant	20	Springfield Rd		13/8/91
Marian McHoy	20	Springfield Rd		13/8/91
Nancy Byrne				13/8/91
Nancy McCall				13/8/91
MARY TRAVERS				13/5/91
Robert Coghlan	11	Springfield Rd.		13/8/91



Our Ref: PL 6/5/86168
P.A. Reg. Ref: 91A/598

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 28th August 1991.

Appeal re: Access from Templeogue Road to Our Lady's
School, Templeogue, County Dublin.

Dear Sir/Madam,

An Bord Pleanála has decided to hold an oral hearing of
the above-mentioned appeal. Arrangements have been
made as follows for the opening of the hearing:-

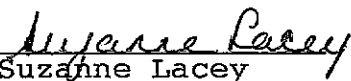
Date: 9th October, 1991.

Time: 10.30 a.m.

Place: Offices of An Bord Pleanála, Blocks 6 & 7,
Irish Life Centre, Lower Abbey Street,
Dublin 1.

A note regarding the procedure at oral hearings is
enclosed.

Yours faithfully,

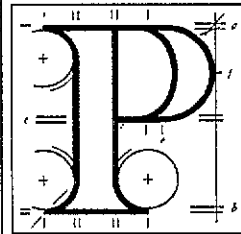

Suzanne Lacey

Encl.

Registered Post

BP 254

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Procedure at Oral Hearings of Planning Appeals

1. The person conducting the hearing has discretion as to the conduct of the hearing. He is required -
 - (a) to conduct the hearing without undue formality
 - (b) to decide the order of appearance of the parties
 - (c) to permit any party to appear in person or to be represented by another person and,
 - (d) to hear, if he thinks fit, any person (for example, an objector) who is not a party to the appeal.
2. Normally, the Inspector, after noting the appearances for the parties and the names of any other persons who wish to be heard, will hear the case for the appellant first. After the planning authority's case has been heard, any other interested person who is not a party may be allowed to speak. The appellant may reply before the hearing is closed.
3. Any party to an appeal may appear in person or, if he wishes, he may be represented by Counsel or a solicitor or by a technical advisor or by another person authorised by him to appear on his behalf. The Inspector will afford any assistance required by a person appearing on his own behalf. The planning authority will have such officials in attendance as may be required to deal with issues likely to arise.
4. Witnesses may be called by any party to give evidence. Where a prepared statement is being put in evidence or complicated technical evidence is being given it will assist the Inspector and the other parties if copies are made available. Witnesses may be cross-examined but are usually questioned less formally. The Inspector has power to take evidence on oath but this is rarely necessary. A notetaker will not normally be available and a transcript of evidence will not normally be prepared. The Inspector will report to the Board who must consider the report before deciding the appeal.
5. A certain degree of formality is necessary in the conduct of oral hearings which are attended by a large number of people; in such cases persons may be required to stand when speaking or when asking questions in order that they may be identified and heard. The great majority of appeals are conducted much less formally - a small group can be seated around a table and the general procedure indicated above can be varied considerably in order to expedite the proceedings. Such hearings are carried on at a conversational level and questions may be interjected to a reasonable extent. These considerations should be borne in mind by planning authorities when arranging accommodation for oral hearings.
6. An oral hearing may proceed notwithstanding that any party has failed to attend. An Inspector may adjourn a hearing and will normally do so for a short period if there is a prospect of agreement between the parties.

Our Ref: PL 6/5/86168
P.A. Reg. Ref: 91A/598

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 16th August 1991.

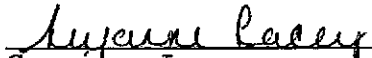
Appeal re: Access from Templeogue Road to Our
Lady's School, Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

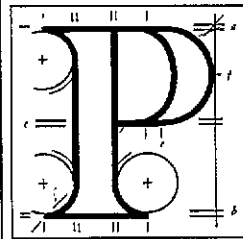

Suzanne Lacey

Encl.

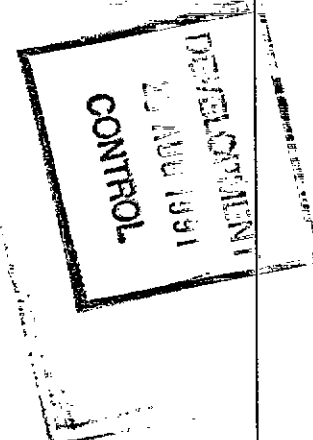
BP 555

Handwritten notes:
PK
91A

An Bord Pleanála

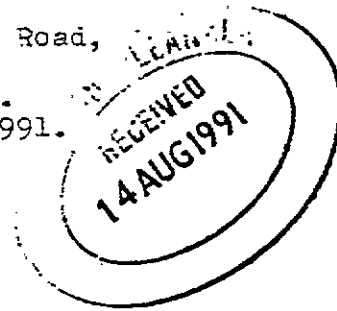


Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



Handwritten: D65

235 Templeogue Road,
Templeogue,
Co. Dublin, 6W.
12th August, 1991.



The Secretary,
An Bord Pleanála,
Irish Life Centre,
Dublin, 1.

Dear Sir,

Ref. Pl./6/5/86163. Our Lady's School, Templeogue Road,
Dublin, P.A. Reg. Ref: 91A/593.

Thank you for your letters with enclosures of 25th July and
29th July,

I refer, firstly, to the letter addressed to you by Messrs.
Edward Brady & Associates acting on behalf of Our Lady's School and
dated 23rd July, 1991. In this letter they refer to the decision
of Dublin Corporation to refuse Planning Permission. As you are
aware, the Appeal is against the decision of Dublin County Council.

In their letter Messrs. Brady state that "the proposed roadway
is also a safe distance from Springfield Road."

May I point to them, through your good offices, that in Plan No.
903/66, Dublin Corporation refused permission for a Petrol Filling
Station on a site in the grounds of Our Lady's 100 (one hundred)
feet North of Springfield Road. The Corporation considered the
development would be objectionable and one of the reasons for
their decision was contained in -

"2. (b) The location of a petrol filling station adjacent
to the entrance to a school and near the intersection of two major
roads (i.e. Fortfield Road and Templeogue Road) would cause a serious
traffic hazard."

This decision was subsequently confirmed by the then Minister for
Local Government who decided that condition 2 of the order:-

"The proposed development would endanger public safety by reason
of traffic hazard because of location of site in close proximity
to two road junctions and because the traffic movements to which
this development would give rise would interfere with the safety
and free flow of traffic on the adjoining road."

As set out in my letter to you of 17th July, the creation of a traffic
hazard was the reason given in the refusals to the proposals in
Plan 831/74 (Dublin Corporation); Plan 677/75 (Order of the Minister
for Local Government.); Plan 2468/36 (Dublin Corporation) subsequently
appealed to and refused by An Bord Pleanála.)

/contd.

An Bord Pleanála.
Ref. Pl 6/5/68168.

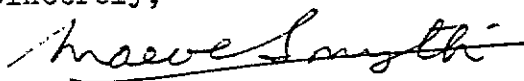
12) contd.

Referring to the letter (enclosed to you by Messrs. Brady) from Mr. J. Cashen, the Bursar/Administrator of Our Lady's, this letter is undated and it is unclear from it who the addressee is. However, I wish to make the following comments:

Items No. 1, No. 2 and No. 3 in the letter - These matters of traffic control and enforcement are a matter for the Gardai; the matter of proper control by traffic lights adjusted to allow traffic in and out of the existing entrance at Our Lady's is ~~a matter~~ for decision by the Gardai and the Traffic Section of Dublin County Council. Both these matters require serious attention.

Item No. 4. (1) to get the services of a school warden. This seems a very sensible decision as wardens are usually on duty at school entrances at specified times.

Yours sincerely,



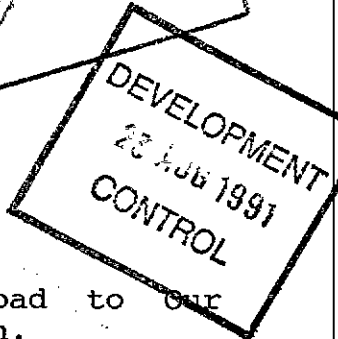
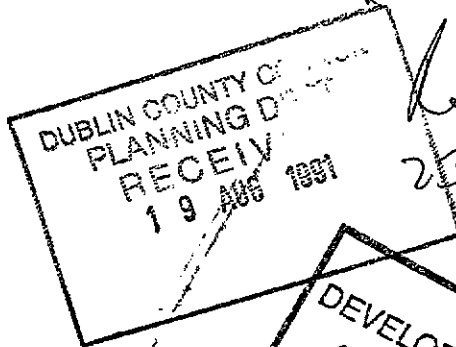
(Mrs. Denis J. Smyth.)



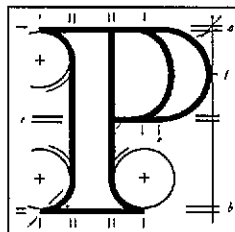
Our Ref: PL 6/5/86168
P.A. Reg. Ref: 91A/598

G.B.

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 16th August 1991.

Appeal re: Access from Templeogue Road to our
Lady's School, Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 555

273 Templeogue Road,

DUBLIN 16 W.

13th August 1991

An Bord Pleanála,
Irish Life Centre.

Our Lady's School Access Roadway Ref. 91A/0598

Dear Sirs,

I wish to object to above planning application appeal on the grounds stated in my original objection to Dublin County Council.

I would particularly emphasise the traffic hazard involved in a proposed new exit. The West Link Road has increased the volume of traffic on our road. Not only has the volume increased but so also has speed with drivers racing between traffic lights to beat the change of signal at Saffield Road or Templeogue Road.

I enclose cheque £15 to cover fee.

Yours faithfully



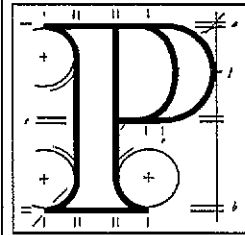
(PHILIP HAYDE)

AN BORD PLEANALA	
Received	14/8/91
Fee: £15	cha
Receipt No.	8 24416

Our Ref: PL 6/5/86168
P.A. Reg. Ref: 91A/598

S. Boatman
pk

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

10 20 20/8

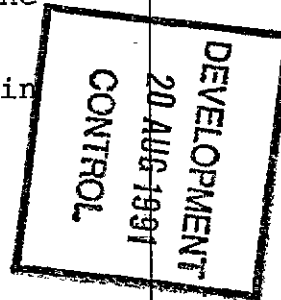
Date: 14th August 1991.

Appeal re: Access from Templeogue Road to Our
Lady's School, Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.



Yours faithfully,

Suzanne Lacey
Suzanne Lacey

065

Encl.

BP 555

ABP

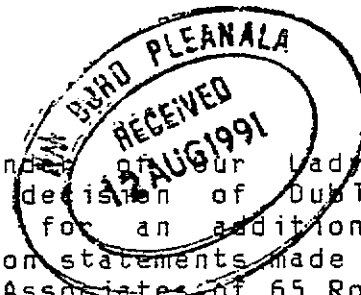
An Bord Pleanála,
Floor 3, Blocks 6-7,
Irish Life Centre,
Lr. Abbey St., Dublin 1.

229 Templeogue Road,
Dublin 6,
9 Aug. 1991.

Your ref. PL 6/5/86168, P.A.Reg. Ref. 91A/598.

A chara,

With reference to the appeal of Sr. Ruth Alexander of Our Lady's School, Templeogue Road, Dublin 6, against the decision of Dublin County Council refusing the permission sought for an additional entrance to Our Lady's School, I wish to comment on statements made in support of the present appeal by Edward Brady and Associates of 65 Rock Road, Williamstown, Blackrock, Co. Dublin (23 July, 1991) and by Mr. Joseph Cashen, Bursar-Administrator of Our Lady's School (undated letter).



A. Letter of Edward Brady and Associates:

1. The present appeal should be against the decision of Dublin County Council, rather than the Corporation as on previous occasions.

2. The County Council in fact gave two reasons for refusing the appellant's application: (i) the creation of a traffic hazard and (ii) the obstruction of road users. These reasons warranted the decision to refuse the application and the local authority clearly considered them to be sufficient for its judgement.

3. The danger to public safety of an additional entrance to Our Lady's School has been consistently found by the Minister for Local Government, Dublin Corporation, An Bord Pleanála and Dublin County Council to be a good and sufficient reason for refusing permission for the entrance being again sought. The statement of the traffic hazard does not exclude other reasons or imply that the other reasons found by the planning authorities (e.g., "loss of amenity to residents") no longer apply.

4. It is inaccurate to state that the proposed entrance would allow "clear vision in both directions". There are in fact trees growing on the grass margin to right and left and the vision of a motorist coming out of the proposed entrance would be further obstructed by the bus-stop to his or her right at which the 15B, 49, 49A, 65, 65A and 65

8 buses usually have to stop. These buses have a combined frequency of nearly 200 on working and school days.

5. The proposed entrance is not, as claimed, "at a safe distance from Springfield Road". It is in fact approximately 85 yards away and it can be verified by inspection on school-days that Springfield Road is frequently blocked by traffic backing up from the traffic lights at the junction of Fortfield and Templeogue Roads. This obstruction would be increased by the proposed entrance, as parents would drop their children farther south on Templeogue Road and so nearer to Springfield Road.

6. The claim that the present appeal is being made "in the interest of public safety" cannot be reconciled with the consistent professional findings of the planning authorities on the occasions of the several previous applications and an earlier appeal to An Bord Pleanála for a similar entrance to the one now being sought.

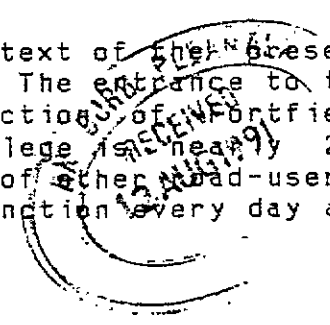
7. Regarding the safety of pupils, (a) the applicant has established no unusual risk to pupils entering or leaving Our Lady's School by the present entry and exit roads; (b) even if such a risk were to be established, it should not be reduced by increasing the risk to other road-users or by causing inconvenience, obstruction, harassment and loss to other residents on Templeogue Road; (c) Our Lady's School has a frontage of about 300 feet between the present entrance and Bushy Park which would allow an additional entrance to reduce any hypothetical risk to the pupils without adversely affecting the residents, as is now being proposed.

8. The junction of Fortfield Road and Templeogue Road is controlled by traffic lights. No advantage would be gained by adding another entrance approximately 90 yards from the present, with or without another set of traffic lights.

B. Letter of Mr. Joseph Cashen:

1. It is accepted that the present entrance to Our Lady's School is its only entrance. It is similar to the entrance to many other suburban schools and better than some, e.g., the entrance off Templeville Road to Templeogue College which has much additional traffic through the public use of its swimming pool, bridge club and other sporting facilities.

2. The mention of Terenure College in the context of the present application is misleading and largely irrelevant. The entrance to the College is almost a quarter of a mile from the junction of Fortfield Road and Templeogue Road and the exit from the College is nearly 200 yards from the entrance to Our Lady's. Thousands of other road-users, as well as pupils of Terenure College, pass the junction every day and



adding another entrance to Our Lady's would only increase the risk to the College pupils and all the others.

3 (1 in Cashen). Regarding the alleged breaking of the lights by motorists passing through the junction, it has to be pointed out that this could be remedied by substantiated complaints from the authorities of Our Lady's School to the law enforcement agency. There is in fact a traffic-monitoring camera already at the junction.

4 (1 in Cashen). The islands at the junction of Fortfield and Templeogue Roads facilitate crossing at what are normal crossings.

5 (2 in Cashen). Having daily passed this junction as a pedestrian and a motorist for over 35 years, I have not experienced the misunderstanding claimed by Mr. Cashen. If such exists, it could be readily removed by varying the traffic lights or by adding arrows indicating right or left turns.

6 (2 in Cashen). Regarding the claimed serious accidents, the appellant has supplied no statistics for the totals of serious accidents (i) at the junction, (ii) opposite Our Lady's grounds, or (iii) involving Our Lady's pupils. Having lived opposite Our Lady's grounds for the past 35 years, I have found that the number of serious accidents at the junction or along Templeogue Road has been thankfully small and I cannot recall any serious accident involving a pupil of Our Lady's during that time. At least one resident was injured in trying to enter his gate from the stretch of Templeogue Road under discussion. (Vid. also comment 7(c) on Brady letter).

7 (3 in Cashen). It is true that there are no lights at the Fortfield-Templeogue junction for traffic emerging from Our Lady's School. This deficiency can best be remedied by installing the missing lights. An additional entrance to the School would not prevent the present lights from going out of order, if in fact they do so any more than traffic lights in any other part of the city.

8 (3 in Cashen). Regarding the mention of parents driving their children to Our Lady's School, these parents very often fail to use the present separate entrance and exit roads through Our Lady's grounds. Being usually in a hurry on their way to work, they drop their children instead on Templeogue or Fortfield Road. They are most unlikely to use an additional circuit through Our Lady's grounds via the present entrance at the junction and out through the proposed road on to Templeogue Road again.

It should be noted that the appellant has made no mention of closing the present exit from the School or of the fact that both entry and exit roads are being applied for in the proposed access road. Either two entrance roads and two exit roads are intended for the School or the present entrance is intended for some use other than school requirements.

9 (4 in Cashen). The effect of a warden service now at the present entrance to Our Lady's is unknown, as such a service has not been tried for some years. Neither has there been a school patrol at Our Lady's of the kind used in Notre Dame des Missions School in Churchtown and many other schools. Either service might alleviate the concern of the School authorities for the safety of their pupils.

10 (4 in Cashen). A "second exit" would not in fact diminish the total traffic on Templeogue Road in any way but would increase the hazards to the pupils and other road-users and would require another set of traffic lights at the proposed entrance.

It is noticeable that the letters from Edward Brady and Associates and Mr. Cashen have addressed none of the points raised in my submissions to Dublin County Council on 3 May 1991 and to your Bord on 10 July 1991 and which are relevant to any consideration of the present appeal.

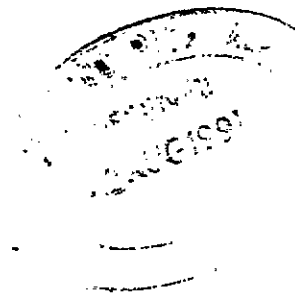
I trust that An Bord Pleanála will again find that the present application/appeal is unsatisfactory and unwarranted. Should an oral hearing be thought necessary, I request your permission to be present and to be professionally represented.

Thanking you for your attention,

Yours sincerely,

Michael Turner.

Michael Turner



Our Ref: PL 6/5/86168
P.A. Reg. Ref: 91A/598

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

LI.
20/8.

16 AUG 91

Date: 15th August 1991.

Appeal re: Access from Templeogue Road to Our Lady's School, Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

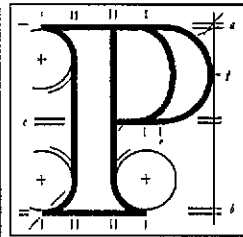
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

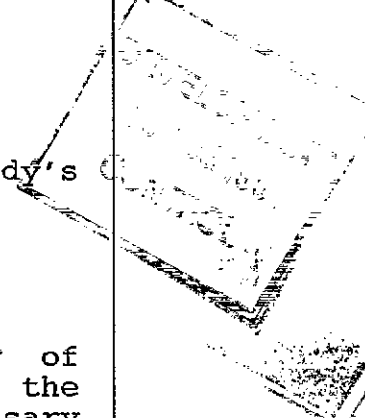
Encl.

BP 553

Pat
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



065

ADULTS PERMITS	225, Templeogue Rd
DATE 13/8/91	D 6 W
\$15. Chg	9th of August
B24398	
A. CHORRA	

Delay in writing because of holidays.

I wish to object to permission being given under appeal to Sr Alexander and the Board of management of Our Lady's School, Templeogue Rd Dublin 6 W, to open another access from the school.

My objection is based on traffic hazard. While I was working in Stillorgan I had to take my car out of my drive way and park it on the other side of the road

at 7.30 A.M. ² If I had to go
to town to work I would
have to leave it down
opposite ^{small} the gate into the Park
Other wise I would not have
been able to get my car out

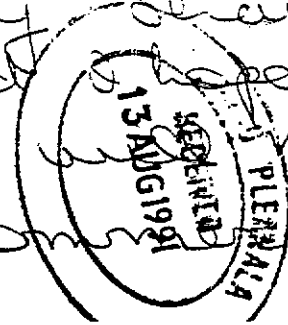
There at least sixteen hundred
children arriving between
Our Lady's and Yvermore
College for a quarter to nine
It often took me more than
five minutes to get across
the Rd to my car.

I find it very difficult
to understand how
anyone would consider
a other opening as the

3

Traffic has increased
enormously in the last
thirty years when they were
turned down. To me it
would be sheer madness
someone should be sent
out to monitor the traffic
chaos when the children
go back to school its
magic at the moment
with the schools closed.

That land and Park was
left by Lady Shaw to
the people and I hope that
the property will not be
used for commercial



4

development.

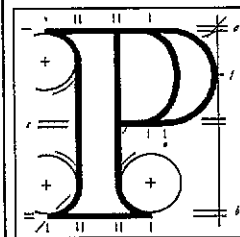
Please find enclosed
a cheque for fifteen pd
which I object to as
I am a widow and I
don't see why I should
pay to point out
madness

MARIE JILLAN

Our Ref: P1.6/5/86168
P.A. Reg. Ref: 91A/598

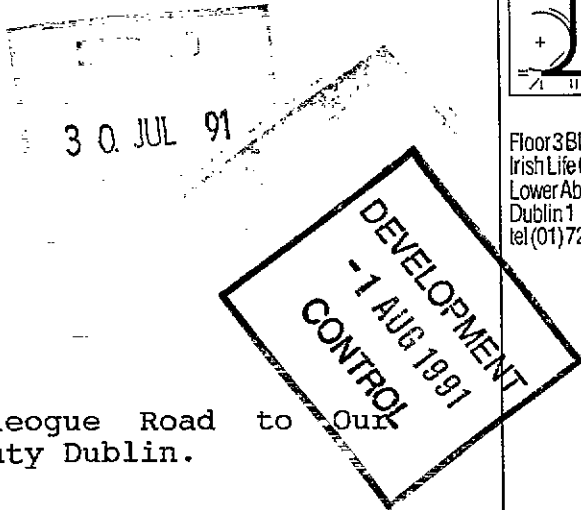
PA

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



Date: 29th July 1991.

Appeal re: Access from Templeogue Road to Our Lady's School, Templeogue, County Dublin.

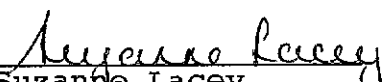
Dear Sir/Madam,

Enclosed for your information is a copy of a letter received by the Board in relation to the above-mentioned appeal.

Please quote the above appeal reference number in any further correspondence.

obs

Yours faithfully,


Suzanne Lacey

Encl.

BP 555

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

BY HAND

Ref. MM/EC

Tel. ~~880186/2885403~~
2880186-2885403

P. A. Reg. Ref: 91A/598
Your Ref: PL 6/5/86168

23rd July 1991

An Bord Pleanala,
Floor 3 Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD
OUR LADY'S SCHOOL, TEMPLEOGUE, DUBLIN 6W

Dear Sir/Madam,

We refer to the above and our appeal against Dublin Corporations decision to refuse Planning Permission for the access roadway.

We outline hereunder grounds for our appeal.

Dublin Corporation has given only one reason for the refusal:

'The proposed development would endanger public safety by reason of traffic hazard/and or obstruction of road users'

We disagree with this statement as the proposed entrance/exit occurs on a wide stretch of roadway with clear vision in both directions. The wide path with grass margin enables vehicles to gain clear early vision before entering the road. The proposed roadway is also a safe distance from Springfield Road. The application was made in the interest of public safety together with the safety of pupils attending the school as the present entrance is over burdened and the entrance occurs at the junction of Templeogue Road and Fortfield Road. A hazard to public safety is therefore created by the overuse of the existing access road.

cont/d over.....

2.

An Bord Pleanála

23rd July 1991

Your Ref: PL 6/5/86168

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD, OUR LADY'S SCHOOL,
TEMPLEOGUE, DUBLIN 6W

The Bursar/Administrator of the School, Mr. Joseph Cashen has on behalf of The Manager, Sister Rosemary Alexander and the Board of Management outlined their reasons for the application in a letter and we attach copy of same.

We trust this is the information you require at this time and we request the Bord for an early date for the oral hearing.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

Enc(1)



TELEPHONE 01-905518
SECONDARY SCHOOL
01-903241

OUR LADY'S SCHOOL,
TEMPLEOGUE ROAD,
DUBLIN 6.

Dear

I am writing to you to express our grave concern about the safety of our girls and staff entering and leaving Our Lady's School. The student population of the school is in excess of 1,000. The only exit at present is at the junction where Fortfield Road meets Templeogue Road. Pupils and Staff coming from the Fortfield side of the road have to cross traffic lights at the junction. This critical situation is exacerbated by the fact that this junction is also used by Terenure College (pupil population 1,200). In addition to the normal hazards of trying to cross the road in rush hour traffic the pupils and staff also have to contend with the following:-

1. Motorists coming up the Templeogue Road from Terenure Village and turning right into Fortfield Road. They frequently break the lights to do so, thus endangering students who are attempting to cross the Fortfield Road. The student often are forced to wait on the island and take any opportunity they can to get across.

2. Motorists and cyclists coming down the Templeogue Road and turning left are causing the same problems as in 1. In addition a genuine misunderstanding appears to exist between motorists and cyclists exiting from Fortfield Road and turning right into Templeogue Road and students crossing the road. The fact that a number of serious accidents have occurred here in recent years suggests there is a real danger that a student could pay for such a misunderstanding with his or her life.

3. As there is no allowance on the lights for traffic exiting or entering Our Lady's School there is a major problem given the very heavy volume of traffic at these times. All of the above difficulties are increased by the additional chaos and danger caused when the lights are out of order, a frequent occurrence particularly after the weekend. The very big increase in traffic on the Templeogue Road has added to our difficulties and our situation is not helped by the fact that many parents who live quite near the school now drive their children to and from school as they believe it is not safe to travel on foot.

4. As a result of continuous representations from parents and staff and of our own observations as to the dangers involved in having only one exit from the school we are convinced of the necessity of the following:-

- (i) to get the services of a school warden
- (ii) to open a second exit from the school in order to divide the traffic and ease the problem at the present exit.

The Manager, Sister Rosemary Alexander, R.C.E., and the Board of Management have asked me, on their behalf, to put these difficulties to the relevant authorities and express their fears that someone will be badly maimed or killed unless something is done very soon to alleviate this serious problem. We are therefore making a formal request to the County Council for a School Warden and also for a second exit from the school.

Yours sincerely

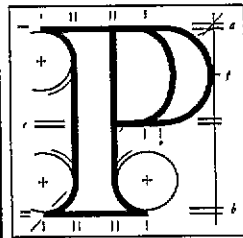
P. Gasher.

Bursar/Administrator

Our Ref: PL 6/5/86168
P.A. Reg. Ref: 91A/598

PK
W
9/8

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 25th July 1991.

Appeal re: Access from Templeogue Road to Our Lady's School, Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information are copies of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

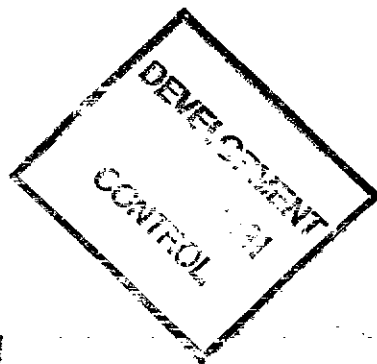
Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553



26 JUL 91

231 templeogue ROAD
DUBLIN 6
tel. 909155.

An Bord Pleanála,
IRISH LIFE CENTRE,
ABBAY ST., DUBLIN 1.

YOUR REF. PL6/5/86168.

A chara,

I wish to object to permission being given, under appeal, to Sr. Ruth Alexander and/or the Board of Management of Our Lady's School, Templeogue Road, Dublin 6W, to open another access/exit road to/from the School/Convent. My objection is based on the additional traffic hazard which such a road would create and on the loss of amenity that would occur through having a further school exit opposite my residence.

I also wish to be represented at any oral hearing that may be held to hear the appeal against the decision of the County Council not to grant permission for the access road sought.

Yours sincerely,

Aaron Turner

12 JUL 1991

P.S. £15 FEE BEING ENCLOSED BY
MY NEIGHBOUR.

MR. MICHAEL TURNER,

"Parknadoon,"
235 "Templeogue Road
Templeogue,
Co. Dublin, 6W.
17th July, 1991.

The Secretary,
An Bord Pleanála,
Irish Life Centre,
Dublin, 1.

Dear Sir,

Re: Our Lady's School, Templeogue Road, Dublin,
Planning Application 91A/0598, Dublin County
Council.
Your Reference: PL 6-5-86163.

I support the decision of Dublin County Council to refuse permission for the application for proposed road from Templeogue Road for the reason that "the proposed development would endanger public safety by reason of traffic hazard and/or obstruction to road users." (7th June, 1991.)

My objections to the proposed roadway are -

1. Our Lady's school already has an adequate entrance controlled by traffic lights at the junction of Templeogue Road and Fortfield Road.
2. In a letter dated 4th September, 1974, from the Solicitors of the proposers, Messrs. Arthur O'Hagan & Son, to the Planning Appeals Section of the Department of Local Government, Messrs. O'Hagan state: "Our clients have asked us to state categorically that the temporary access on to Templeogue Road would be used only to serve the building site for the period of the building operations" and in the same letter state "It is not the intention of our clients to apply for retention of temporary access as a permanent one, at a later stage."
3. The road proposed would be a very serious traffic hazard on a very heavily trafficked Templeogue Road (N81) which leads directly to the new motorway M50 which, in turn, takes very heavy traffic to the National Routes to the South and West of Ireland and to the Navan Road - the N4, N7, and N3. The M50 will, in 1994, lead to the M1 and to Dublin Airport.

Traffic signs in Rathgar, Dublin, are already directing traffic for Navan to travel via Templeogue Road to the M50. It is also pointed out that there is considerable private and commercial traffic coming OFF THE ROUNDABOUT FROM M50 via Templeogue Road to the city.

4. The creation of the proposed entrance and exit would seriously take from the environmental amenities of the residential properties in this vicinity.
5. As far back as 1966, the Minister for Local Government refused

permission for a commercial development as "the location adjacent to the entrance to a school and near the intersection of two major roads (i.e. Fortfield Road and Templeogue Road) would cause a serious traffic hazard." (Plan No. 903/66 Dublin Corporation.)

Plan 831/74 - Dublin Corporation. In granting permission for a school extension the Corporation made a condition "that the proposed new entrance from Templeogue Road shall be omitted" in order "to avoid ~~prevent~~ a traffic hazard"

Plan 677/75. By order of the Minister for Local Government permission was granted in January, 1976, for a temporary roadway. Condition No. 1 attached to this permission states "The roadway shall be removed as "on completion of building operations on the site the temporary access ~~shall cease~~ will no longer be needed and it is desirable in the interests of amenity and traffic safety that the use of the access should cease."

It is noted here by me that the condition requesting the removal of the road has not been complied with.

In 1976 the same proposers in Plan 2463/76 sought permission from Dublin Corporation "to retain permanently roadway to service school" Permission was refused, the proposers then appealed to an Bord Pleanála. Following the subsequent Oral Hearing the Bord's decision was to refuse permission for the reason that

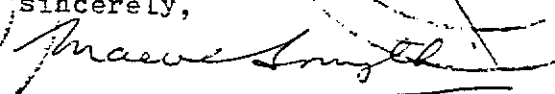
"The construction of a permanent roadway as proposed would be seriously injurious to the residential amenities of property in the vicinity and would result in increased traffic hazard on the adjoining heavily trafficked Templeogue Road." 19th May, 1977.

As will be readily be seen from the above decisions, it is the continued view of the Minister for Local Government, Dublin Corporation, An Bord Pleanála and now, Dublin County Council, that the roadway proposed would have created a serious traffic hazard during the period 1966 to 1977. With the phenomenal increase in traffic up to and including 1991 and the projected increase activated by traffic to and from the M50 in the future the HAZARD IS CORRESPONDINGLY INCREASED.

Considerable harassment has been caused me (and others) since 1974 by continue applications for an entrance from Templeogue Road by Our Lady's. Also a great deal of time and money have been spent by me in connection with these applications and in monitoring their progress.

I enclose my cheque for £15 (fifteen pounds) (being the statutory fee to accompany these observations.

Yours sincerely,


(Mrs. Denis J. Smyth.)

227, Templeogue Road
Dublin 6 W.

16-4-'91

To The Chief Planning Officer
An Bord Pleanála

Irish Life Centre

D.I.
Re Plan 0958. (appeal)

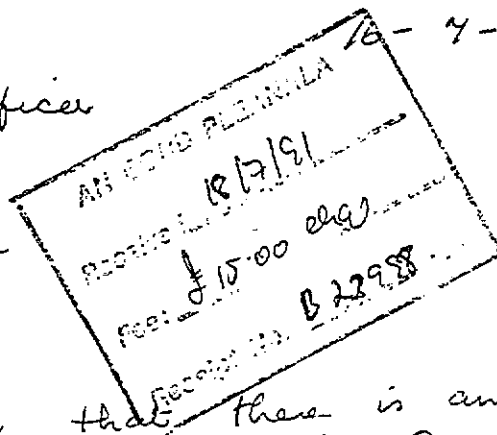
Dear Sir,

I understand that there is an appeal for the proposed access road to Our Lady's School, Templeogue and I wish to object.

Another entrance to Our Lady's School, directly opposite my driveway would be extremely dangerous. Traffic has increased enormously on this road recently. We have difficulty in getting in and out of our own driveway and if there were another entrance opposite I can only visualise chaos.

The proposed development would also affect the value of my property and I am very concerned about that. Children would congregate at this exit and this is very undesirable and unacceptable at the entrance to my house.

There is already an entrance with



traffic control, why the necessity for
another one?

I remain

Yours faithfully

(Mrs) Mary J. Sullivan

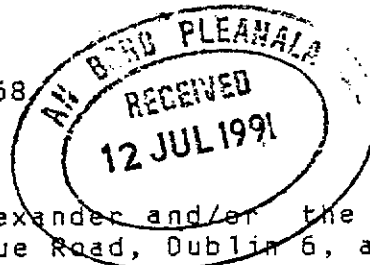


An Bord Pleanála,
Irish Life Centre,
Abbey St., Dublin 1.

AN BORD PLEANÁLA
Received 12/7/91
P3 CH9
Ref: 209-239-228
Ref: 209-239-228

229 Templeogue Road,
Dublin 6,
10 July 1991.

Your ref.: PL6/5/86168



A chara,

Referring to the appeal of Sr. Ruth Alexander and/or the Board of Management of Our Lady's School, Templeogue Road, Dublin 6, against the decision of Dublin County Council which recently refused permission for access/exit roads to/from Our Lady's School and/or Convent, as a resident of Templeogue Road I wish to enter my objection against the decision of the Council being over-turned. I also wish to request permission to be present and to be professionally represented at any oral hearing of the appeal.

I object to the proposed extra entrance being allowed on the following grounds:

1. It would create a greater traffic hazard on a road that already has serious risks for those who use Templeogue Road or try to cross it. In addition to the increase in traffic along this road through greater car ownership and commercial vehicles, there is certain to be increased traffic arising from the further development of Tallaght: The Square, Regional College of Technology, Tallaght Hospital, etc. Furthermore, there is now the official policy of channelling vehicles from the south City via the new M50 to Dublin Airport and the main routes to the south, west and north of the country. This extra traffic normally must pass along Templeogue Road to join the M50.

Several earlier applications by the present appellant for the additional access road now being sought have been consistently turned down by the Minister for Local Government (Environment), Dublin Corporation, Dublin County Council and An Bord Pleanála on the ground that the additional access road would be a traffic hazard.

2. The additional entrance being sought would result in a loss of amenity for the residents on this part (nos. 209-239-228) of Templeogue Road, as was found by the planning officials of Dublin Corporation on the occasions of previous applications (PL831/74, PL601/75, etc.). On an appeal to your Bord (PL2468/76), it was decided again that "the construction of a permanent roadway would be seriously injurious to the residential amenities of property in the vicinity ---", 19 May 1977. Apart from amenities for the residents, others from the south side who may wish to use Bushy Park would have to pass through another set of traffic lights in addition to the five sets in the comparatively short distance from Templeogue Bridge to the Park.

3. An entrance/exit at the place proposed would make it virtually impossible for me to use my car for periods of 15-30 mins., four times a day during school terms.

4. It is usual for postprimary pupils and their friends to congregate outside and opposite school gates, as they do outside the present entrance to Our Lady's. These gatherings cause obstructions and nuisances to residents near school entrances.

5. The proposed entrance would substantially reduce the value of houses opposite or nearby. For many of the residents, their houses are the major part of their life savings.

6. The existing entrance and exit roads, together with two pedestrian passages, are quite adequate for the present needs of Our Lady's School and/or Convent, especially as all surveys from the Department of Education, E.R.S.I. and the Educational Secretariate of the Archbishop of Dublin show that the pupil population is due to fall by 30% in the next decade and all the indications are that Our Lady's Convent is likely to be uninhabited in the near future. The existing access to Our Lady's compares more than favourably with those to neighbouring Terenure College and Templeogue College which are schools with similar numbers of pupils to Our Lady's and which also have considerable additional traffic because of the swimming pools on their grounds that are used by the general public.

7. If the appellants in the distant future were to find a need for an additional entrance to Our Lady's School, they have alternative sites for entrances that would not adversely affect the residents on Templeogue Road. It is feasible to site another entrance to Our Lady's beside the pedestrian entrance to Bushy Park and roughly at the same distance from the existing entrance to the School as the site of the access road being sought in the present appeal.

8. In view of the several applications for the same facility as the present one which have been turned down by your Bord, Dublin Corporation, Dublin County Council and other planning authorities, it is an abuse of the planning process for an applicant, and/or appellant to make repeated applications/appeals for the same facility. It is relevant to quote here from a letter of Edward Brady and Associates, on behalf of the appellant to Dublin Corporation (8 Feb. 1978): "It is not the intention of our clients to apply for retention of temporary access as a permanent one, at a later date". The present appeal is again for precisely that permanent entrance.

9. It is open to the party making these repeated applications and appeals to do so at no personal cost whereas a resident who would be affected by the proposed entrance has no access to corporate funding in trying to preserve the value and use of his/her property. This obviously raises issues of natural justice and constitutional equity, were the present appeal to succeed.

10. In the absence of any real need for an extra entrance to Our Lady's School, there is an implication in the present appeal that the

existing entrance to Our Lady's is intended for use for another purpose, e.g., access to a housing development on the field between the existing entrance and Bushy Park. The land for Our Lady's School was assigned for educational purposes and it was never the intention of Lady Shaw, the previous owner, Dublin Corporation or indeed the Sisters of Religious Education that any of the property should be used for commercial development.

Please find enclosed a cheque for £30 to cover my objection and that of Mr. Aaron Harrison who is away and has asked me to forward his objection, also enclosed.

Thanking you for your attention,

Yours sincerely,

Michael Turner

Michael Turner



COMHAIRLE CHONTAE ATHA CLIATH

Tel. 724733
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref. PL 615/56168
Our Ref. 91A-598

22.07.91

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1983

PROPOSAL: Access roadway from Templeogue Road
to our Lady's School, Templeogue.

APPLICANT: Dr. Rosellany Alexander.

Dear Sir,

With reference to your letter dated 04.07.91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. IRISH INDO 10/4/91
- (4) The plan(s) received from the applicant on 16.04.91
- (6) & (7) A certified copy of Manager's Order PR509 91 together with technical reports in connection with the application.

Yours faithfully,

M. Murtagh.

for PRINCIPAL OFFICER

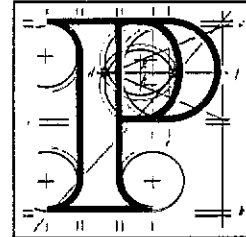
Encls.

Our Ref: PL 6/5/86168
Your Ref: 91A/598

215

PA

An Bord Pleanála

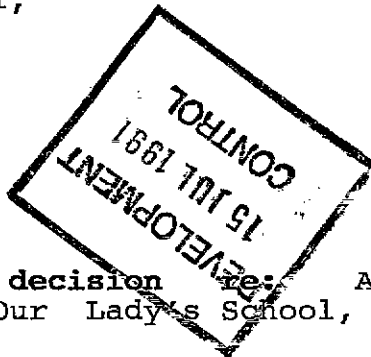


Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel: (01) 728011

10 JUL 91

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 4th July 1991.



Planning authority decision: Access from
Templeogue Road to Our Lady's School, Templeogue,
County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

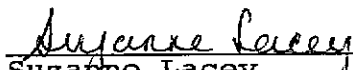
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

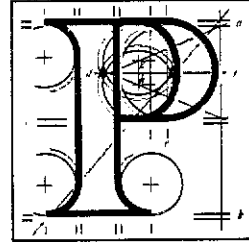
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

BY HAND

Ref. MM/EC

Tel. 2881867/2885403

2880186 - 2885403

91A/0598

1st July 1991

An Bord Pleanala,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

AN BORD PLEANALA	
Received	3/7/91
Fee	£150 eq.
Receipt No.	823494

RE: ACCESS ROADWAY FROM TEMPLEOGUE ROAD
OUR LADY'S SCHOOL, TEMPLEOGUE, DUBLIN 6W

Dear Sirs,

On behalf of our Clients Sister Rosemary Alexander and the Board of Management of Our Lady's School, Templeogue we wish to appeal against Dublin County Councils decision to refuse Planning Permission for the above development.

We attach Fee amounting to £150.00 to An Bord Pleanala.

X We request an ORAL HEARING of the appeal as the School's Board of Management consider the provision of the access essential for the safety of the pupils of the School.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

Enc(1)



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach facht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2569 /91 Date of Decision : 7th June 1991

Register Reference : 91A/0598 Date Received : 16th April 1991

Applicant : Sr. Rosemary Alexander

Development : Access roadway from Templeogue Road

Location : Our Lady's School, Templeogue

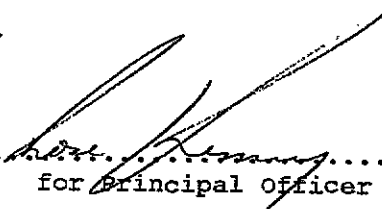
Time Extension(s) up to and including :

Additional Information Requested/Received : //

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 dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ..1.....ATTACHED.

Signed on behalf of the Dublin County Council... 
for Principal Officer

Date: ..16/6/91.....

Edward Brady & Associates,
Architects,
65 Rock Road,
Blackrock,
Co. Dublin.

Reg.Ref. 91A/0598
Decision Order No. P/ 2569 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

REASONS FOR REFUSAL

01 The proposed development would endanger public safety by reason of traffic hazard and/or obstruction of road users.

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

ADDITIONAL INFORMATION

Ref.

MM/EC

Tel. ~~280186 X 285403 X~~

2880186 - 2885403

6th May 1991

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Baile Atha Cliath 1.

DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT
10 MAY 1991

RE:

OUR LADY'S SCHOOL, TEMPLEOGUE
ACCESS ROADWAY FROM TEMPLEOGUE ROAD
REGISTER REFERENCE: 91A/0598

Dear Sirs,

Further to our letter dated 15th April 1991 in connection with the above application; we enclose copy of letter from the Manager, Sister Rosemary Alenander, R.C.E., and the Board of Management outlining the reasons for the application.

if you have any queries, please do not hesitate to contact us.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

91A/0598

20.0

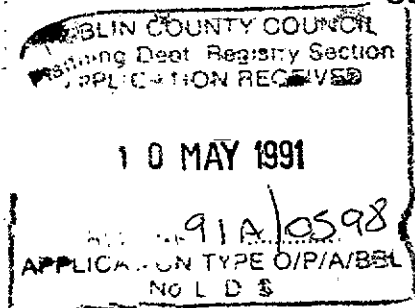
msl A.1

Enc(1)

TELEPHONE 01-905516
SECONDARY SCHOOL
01-903241

OUR LADY'S SCHOOL,
TEMPLEOGUE ROAD,
DUBLIN 6.

April 1991



Dear

I am writing to you to express our grave concern about the safety of our girls and staff entering and leaving Our Lady's School. The student population of the school is in excess of 1,000. The only exit at present is at the junction where Fortfield Road meets Templeogue Road. Pupils and Staff coming from the Fortfield side of the road have to cross traffic lights at the junction. This critical situation is exacerbated by the fact that this junction is also used by Terenure College (pupil population 1,200). In addition to the normal hazards of trying to cross the road in rush hour traffic the pupils and staff also have to contend with the following:-

1. Motorists coming up the Templeogue Road from Terenure Village and turning right into Fortfield Road. They frequently break the lights to do so, thus endangering students who are attempting to cross the Fortfield Road. The student often are forced to wait on the island and take any opportunity they can to get across.

2. Motorists and cyclists coming down the Templeogue Road and turning left are causing the same problems as in 1. In addition a genuine misunderstanding appears to exist between motorists and cyclists exiting from Fortfield Road and turning right into Templeogue Road and students crossing the road. The fact that a number of serious accidents have occurred here in recent years suggests there is a real danger that a student could pay for such a misunderstanding with his or her life.

3. As there is no allowance on the lights for traffic exiting or entering Our Lady's School there is a major problem given the very heavy volume of traffic at these times. All of the above difficulties are increased by the additional chaos and danger caused when the lights are out of order, a frequent occurrence particularly after the weekend. The very big increase in traffic on the Templeogue Road has added to our difficulties and our situation is not helped by the fact that many parents who live quite near the school now drive their children to and from school as they believe it is not safe to travel on foot.

4. As a result of continuous representations from parents and staff and of our own observations as to the dangers involved in having only one exit from the school we are convinced of the necessity of the following:-

- (i) to get the services of a school warden
- (ii) to open a second exit from the school in order to divide the traffic and ease the problem at the present exit.

The Manager, Sister Rosemary Alexander, R.C.E., and the Board of Management have asked me, on their behalf, to put these difficulties to the relevant authorities and express their fears that someone will be badly maimed or killed unless something is done very soon to alleviate this serious problem. We are therefore making a formal request to the County Council for a School Warden and also for a second exit from the school.

Yours sincerely

J. Cashen

Bursar/Administrator

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Sect 1
APPLICATION RECEIVED
10 MAY 1991
REG No. 914/0598
APPLICATION TYPE O/P/A/BEL
No. L D 6

DMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

I.T.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N-39046
Balance

£40.00

2nd

day of

May

19 91

Received this

from

*Edward Brady a Assoc,
65 Rock Road,
Williamstown, Blackrock*

the sum of

forty

Pounds

Pence, being

Balance of

per an 91A/598

Madeline Deane

Cashier

S. CAREY

Principal Officer

2085 11

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

BY HAND

Ref. MM/EC

Tel. ~~880186 / 885403~~

2880186 - 2885403

Your Ref: 91A/0598

Principal Officer,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: OUR LADY'S SCHOOL, TEMPLEOGUE.
PERMISSION/BUILDING BYE-LAW APPROVAL

Dear Sirs,

We are in receipt of your letter dated 29th April 1991
requesting Fee amounting to £40.00 be submitted in
connection with Fees for the above. Please find enclosed
cheque amounting to £40.00.
A receipt of same would oblige.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

Enc(1)

01 MAY 91



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0598

Date : 29th April 1991

Dear Sir/Madam,

Development : Access roadway from Templeogue Road

LOCATION : Our Lady's School, Templeogue

Applicant : Sr. Rosemary Alexander

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 16th April 1991

With reference to above proposal I wish to inform you that under Section 10(2)(A)(b) of the Local Government(Planning and Development)Act, 1982 the planning authority is precluded from deciding this application until the correct fee has been received. The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

The correct fee for the above mentioned application is 40.00 .
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

.....
PRINCIPAL OFFICER

Edward Brady & Associates,
Architects,
65 Rock Road,
Blackrock,
Co. Dublin.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0598

Date : 18th April 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Access roadway from Templeogue Road
LOCATION : Our Lady's School, Templeogue
APPLICANT : Sr. Rosemary Alexander
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 16th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Edward Brady & Associates,
Architects,
65 Rock Road,
Blackrock,
Co. Dublin.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building OUR LADY'S SCHOOL, TEMPLEOGUE ROAD, 6W.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) SISTER ROSEMARY ALEXANDER
Address OUR LADY'S SCHOOL, TEMPLEOGUE ROAD, 6W. Tel. No. 905516

4. Name and address of person or firm responsible for preparation of drawings EDWARD BRADY & ASSOCIATES, ARCHITECTS.
65 ROCK ROAD, BLACKROCK, CO. DUBLIN. Tel. No. 2880186

5. Name and address to which notification should be sent EDWARD BRADY & ASSOCIATES, ARCHITECTS,
65 ROCKROAD, BLACKROCK, CO. DUBLIN.

6. Brief description of proposed development FOR ACCESS ROADWAY FROM TEMPLEOGUE ROAD TO OUR LADY'S SCHOOL, TEMPLEOGUE

7. Method of drainage public drain 8. Source of Water Supply N/A

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used SCHOOL BUILDINGS/CONVENT

(b) Proposed use of each floor SCHOOL BUILDINGS/CONVENT

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11.(a) Area of Site 84,000 m² Sq. m.

(b) Floor area of proposed development N/A Sq. m.

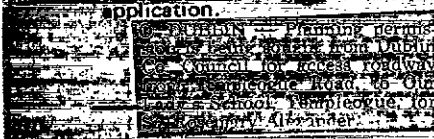
(c) Floor area of buildings proposed to be retained within site 5,800 m² Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold; leasehold, etc.) FREEHOLD

13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:
THE DRAFT BUILDING REGULATIONS HAVE BEEN TAKEN INTO ACCOUNT

15.List of documents enclosed with application 4 COPIES OF THE FOLLOWING DRAWING :



DRAWING NOS: 9110/01
PAGE FROM IRISH INDEPENDENT DATED 10th APRIL 1991
APPLICATION FORM

16.Gross floor space of proposed development (See back) N/A Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development N/A
(SCHOOL APPLICATION)

Fee Payable £..... Basis of Calculation.....
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Michael McAuliffe Date 16/4/90

Application Type P1802 FOR OFFICE USE ONLY

Register Reference 9110/0598

Amount Received £..... 2,400

Receipt No.....

Date.....



Irish
Soc
10/4/90

N/A

Architects

Edward Brady + Associates

65 Rock Road Williamstown Blackrock Co Dublin

BY HAND

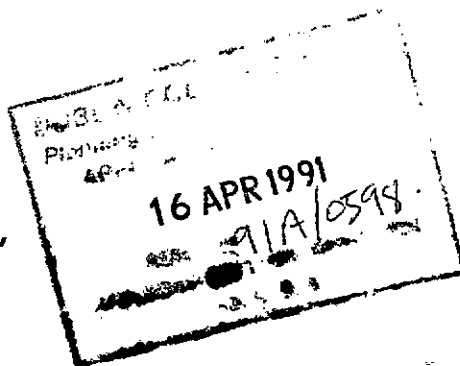
Ref. MM/EC

Tel. ~~860186/888403X~~

2880186 - 2885403

15th April 1991

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.



RE:

PLANNING APPLICATION BEING SOUGHT FOR
ACCESS ROADWAY FROM TEMPLEOGUE ROAD TO
OUR LADY'S SCHOOL, TEMPLEOGUE.

Dear Sirs,

On behalf of our Client, Sister Rosemay Alexander we wish to apply for Planning Permission in connection with the above.

We enclose herewith the following information:

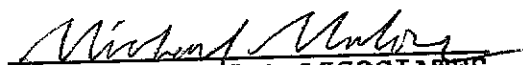
1. Page from Irish Independent dated 10th April 1991
2. Application Form
3. 4 copies of each of the following Drawing:
Drawing No: 9110/01 - Location Map

The position of the proposed road is shaded YELLOW on the attached drawing.

The Board of Management of the School will be submitting a letter outlining the reasons for the application.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,


EDWARD BRADY & ASSOCIATES

Encs. (6)

Edward W. Brady F.R.I.A.I., Michael Malone Dip.Arch. (tech) R.I.A.I. (tech).
Registered Office: 65 Rock Road, Blackrock, Co. Dublin.