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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0638 | |
| 1. Location | Colberts Fort, Belgard Road, Tallaght, Dublin 24. | | |
| 2. Development | Construction of 5 no. 2 storey office/light engineering starter units to include demolition of existing single storey office/light engineering unit, revised entrance and front boundary wall. | | |
| 3. Date of Application | 11/09/98 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Nicholas Sweeney, Address: 5 The View, Belgard Heights, | | |
| 5. Applicant | Name: Nicholas Sweeney, Address: 5 The View, Belgard Heights, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 2245 Date 09/11/1998 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 07/12/1998 | Written Representations | |
| 9. Appeal Decision | 05/07/1999 | Refuse Permission | |
| 10. Material Contravention | | | |
| 11. Enforcement | | Compensation | Purchase Notice |
| 12. Revocation or Amendment | | | |
| 13. E.I.S. Requested | | E.I.S. Received | E.I.S. Appeal |
| 14. Registrar | | Date | Receipt No. |

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S/98A/0638

APPEAL by Nicholas Sweeney of 5 Belgard Heights, Tallaght, Dublin against the decision made on the 9th day of November, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the construction of five number two-storey office/light engineering starter units to include demolition of existing single storey office/light engineering unit, revised entrance and front boundary wall at Colberts Fort, Belgard Road, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

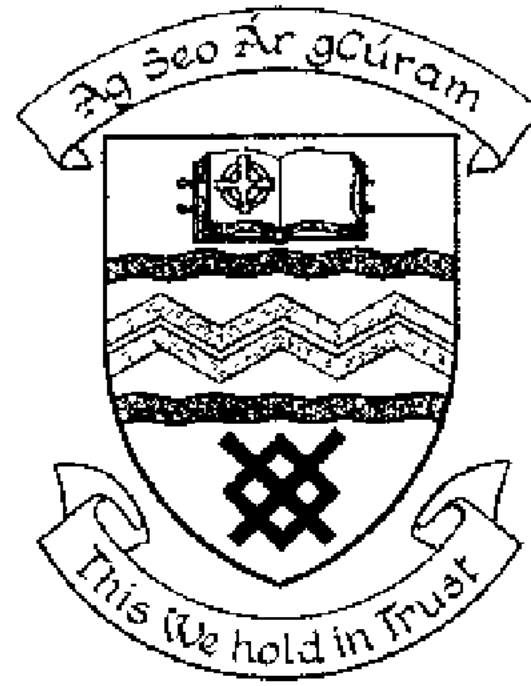
1. The proposed development constitutes overdevelopment of a restricted site and would seriously injure the amenities of the adjoining site. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the additional traffic generated by the proposed development on the seriously substandard narrow cul-de-sac access road which serves the site, and which lacks a footpath on one side, would endanger public safety by reason of traffic hazard.
3. It is considered that adequate car parking spaces and loading arrangements have not been provided within the curtilage of the site. The proposed development would, therefore, result in on-street parking and tend to create serious traffic congestion on the adjoining narrow road.

WPHW

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Baile Átha Cliath 24.

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**PLANNING
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 2245 | Date of Decision 09/11/98 |
| Register Reference S98A/0638 | Date 11th September 1998 |

Applicant Nicholas Sweeney,

Development Construction of 5 no. 2 storey office/light engineering starter units to include demolition of existing single storey office/light engineering unit, revised entrance and front boundary wall.

Location Colberts Fort, Belgard Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

LAH
..... 09/11/98
for SENIOR ADMINISTRATIVE OFFICER

Nicholas Sweeney,
5 The View,
Belgard Heights,
Tallaght,
Dublin 24.

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Reasons

- 1 The proposed development represents over-development on a restricted site which would seriously injure the amenities of adjacent sites.
- 2 The proposed first floor windows to the rear of the building would seriously injure the amenities of the adjacent site to the north and affect future development potential of this site.
- 3 The proposed development, through the generation of additional traffic turning movements across the flow of traffic on the dual carriageway (Belgard Road) would endanger public safety by reason of traffic hazard. The practice of parking cars/trucks on this median break exacerbates the situation further by reducing visibility.
- 4 The off-street car parking layout is substandard with regard to aisle-width, making it unlikely that the 11 no. spaces shown could be accessed. Between 14 and 20 no. spaces would be required for this development depending on the nature of the use of the units. In addition, access to the units for deliveries etc. is restricted. The proposed development would lead to on-street parking, does not meet the County Development Plan standards for parking and marshalling/deliveries and would constitute a traffic hazard.
- 5 The access road which serves this site is narrow and lacks a footpath on the site side. This narrow housing road is

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unsuitable for additional traffic generated by a development of this nature. The proposed development would seriously injure the residential amenities of the area and would endanger public safety by reason of traffic hazard.

- 6 The proposed development would be prejudicial to public health as the applicant has failed to submit detailed proposals relating to foul and surface water drainage and water supply.