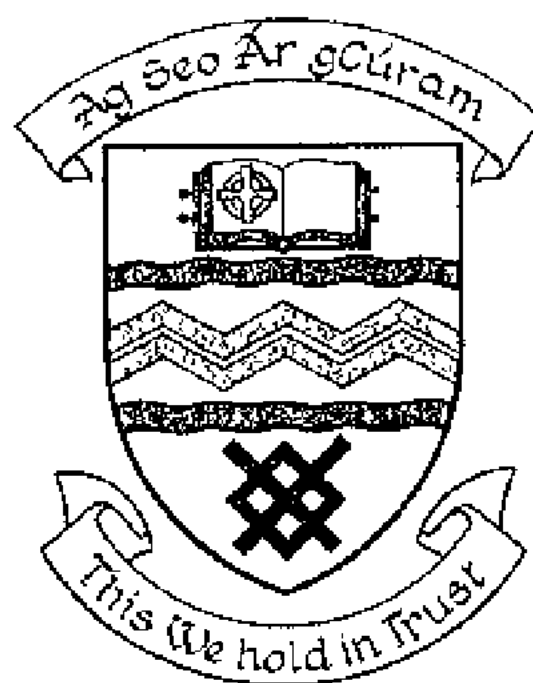


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0534	
1. Location	Firhouse Road, Dublin 24.		
2. Development	Demolish existing derelict building and erect 8 No. 2-storey residential apartment units.		
3. Date of Application	31/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Buggle & Associates, Architects, Address: 349 Bachelor's Walk, Dublin 1.		
5. Applicant	Name: Victory Christian Fellowship Address: 35 Westland Row, Dublin 2.		
6. Decision	O.C.M. No. 1961 Date 29/09/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1961	Date of Decision 29/09/98
Register Reference S98A/0534	Date 31st July 1998

Applicant Victory Christian Fellowship

Development Demolish existing derelict building and erect 8 No.
2-storey residential apartment units.

Location Firhouse Road, 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

.....
for SENIOR ADMINISTRATIVE OFFICER

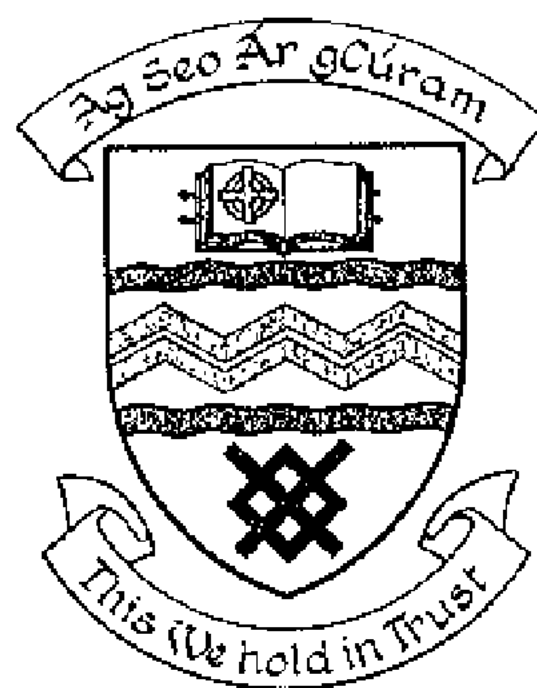
29/09/98

Buggle & Associates, Architects,
349 Bachelor's Walk,
Dublin 1.

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REG REF. S98A/0534

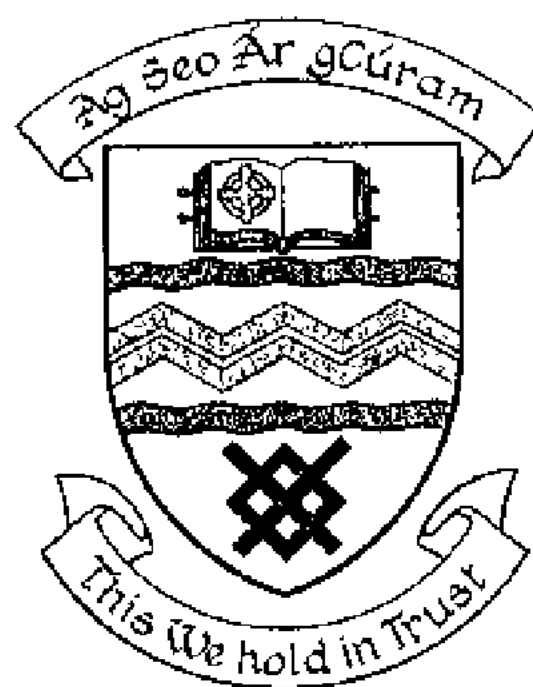
Reasons

- 1 The proposed development is located in an area which is subject to the zoning objective "to protect and improve high amenity areas". The proposed development would materially contravene the said zoning objective and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development by virtue of its design and layout and inadequate separation between existing and proposed dwellings, would lead to an unacceptable level of overlooking of existing dwellings and would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed development constitutes new frontal development onto a District Distributor road, which is not permitted, and would therefore be contrary to the proper planning and development of the area.
- 4 The proposed development constitutes undesirable ribbon development and would lead to additional traffic/turning movements on a busy district distributor road which would endanger public safety by reason of traffic hazard or obstruction to road users.
- 5 The proposed development would encroach on an area which is reserved for the upgrading and improvement of the Firhouse Road and, as such, would be contrary to the proper planning and development of the area.

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- 6 Inadequate details have been submitted in relation to foul
and surface water drainage.