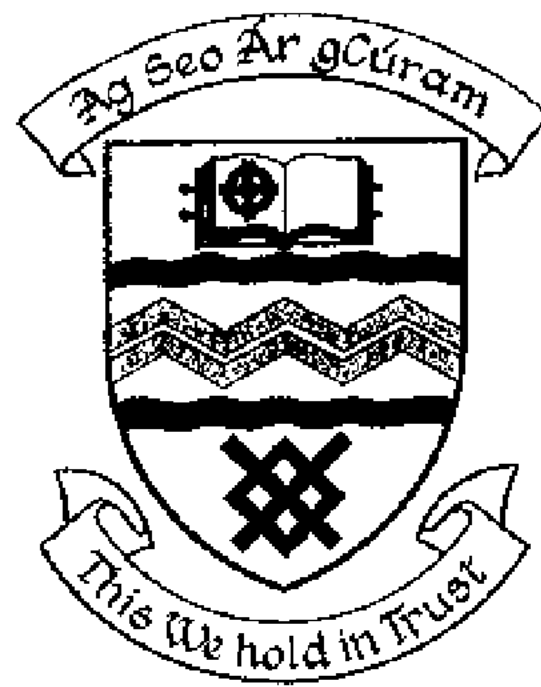


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0409	
1. Location	Opposite entrance to Lucan Golf Club and adjacent to Weston Heights, Weston Park Housing Estate, Cooldrinagh, Lucan.		
2. Development	Change of already approved Reg. Ref. S97A/0635 house types on sites 2 & 3 north of old Celbridge Road.		
3. Date of Application	19/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old, Coach House,		
5. Applicant	Name: Weston Properties Limited, Address: 12 Strand Road, Sutton, Dublin 13.		
6. Decision	O.C.M. No. 1631 Date 17/08/98	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 1631	Date of Decision 17/08/98
Register Reference S98A/0409	Date 19th June 1998

Applicant Weston Properties Limited,

Development Change of already approved Reg. Ref. S97A/0635 house types on sites 2 & 3 north of old Celbridge Road.

Location Opposite entrance to Lucan Golf Club and adjacent to Weston Heights, Weston Park Housing Estate, Cooldrinagh, Lucan.

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 (3) Reasons on the attached Numbered Pages.

signed on behalf of the South Dublin County Council

..... 17/08/98
for SENIOR ADMINISTRATIVE OFFICER

Philip J. Staunton Architects,
The Old,
Coach House,
Rear of 22 Aungier Street,
Dublin 2.

**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

REG REF. S98A/0409

Reasons

- 1 The proposed houses are considered to be too large for the sites available resulting in the houses being 6.5m and 3.5m rear garden depth respectively from the turning circle in Weston Heights. The lack of satisfactory depth of rear garden is aggravated by the difference in levels of the proposed houses relative to the road level of Weston Heights. In view of the inadequate depths of rear garden and the size and shape of the proposed houses it is considered that the proposed development would seriously injure the amenity and depreciate the value of property in the vicinity.
- 2 The house on site No. 2 would result in serious overshadowing of the approved house on site No. 1 and would seriously injure the amenity and depreciate the value of this house.
- 3 Insufficient structural details have been submitted relative to the structural stability of the road and turning circle on Weston Heights.