

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0079	
1. Location	Phase 3, Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	98 no. 2 storey houses (55 no. 4 bed, type a, interchangeable as 3 bed. type c, 23 no. 3 bed. type c, 10 no. 3 bed. type e, 10 no. 2 bed, type f.).		
3. Date of Application	16/02/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/04/1998 2.	1. 26/11/1998 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Tierra Ltd., Address: 5 Seafield Grove, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 0142 Date 25/01/1999	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
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

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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 0142	Date of Decision 25/01/99
Register Reference S98A/0079	Date 16th February 1998

Applicant	Tierra Ltd.,		
Development	98 no. 2 storey houses (55 no. 4 bed, type a, interchangeable as 3 bed. type c, 23 no. 3 bed. type c, 10 no. 3 bed.type e, 10 no. 2 bed, type f.).		
Location	Phase 3, Ballydowd Manor, Lucan, Co. Dublin.		
Floor Area	Sq Metres		
Time extension(s) up to and including	30/04/98		
Additional Information Requested/Received	09/04/98	/26/11/98	

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

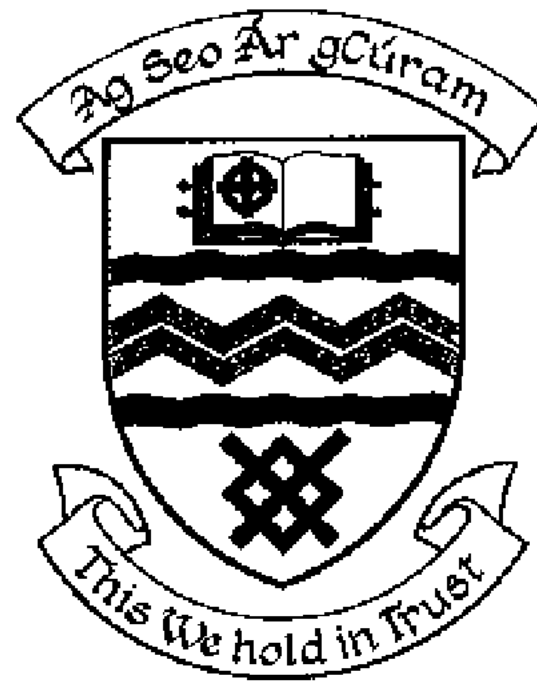
..... 25/01/99
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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

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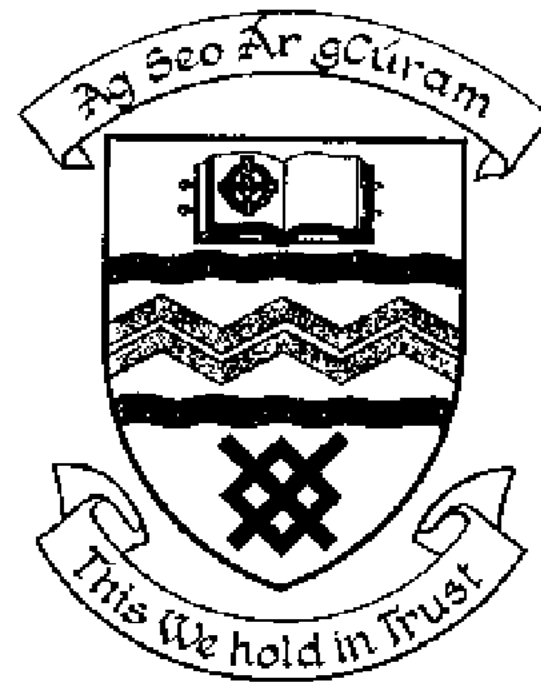
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REG REF. S98A/0079

Reasons

- 1 Having regard to the absence of adequate open space provision within the proposed development it is considered that the proposed development would result in the over-development of the site and would materially contravene a development objective of the South Dublin County Development Plan, 1998, with regard to the open space provision.
- 2 The proposed access treatment for dwellings A1 to A11 onto the adjoining local distributor road which do not have a minimum setback of 9 metres from the proposed lay-by, would, by the generation of additional traffic movements, endanger public safety by reason of traffic hazard.

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

Decision Order Number 0675	Date of Decision 09/04/98
Register Reference S98A/0079	Date 16th February 1998

Applicant Tierra Ltd.,
Development 98 no. 2 storey houses (55 no. 4 bed, type a, interchangeable
 as 3 bed. type c, 23 no. 3 bed. type c, 10 no. 3 bed.type e,
 10 no. 2 bed, type f.).

Location Phase 3, Ballydowd Manor, Lucan, Co. Dublin.

App. Type Permission

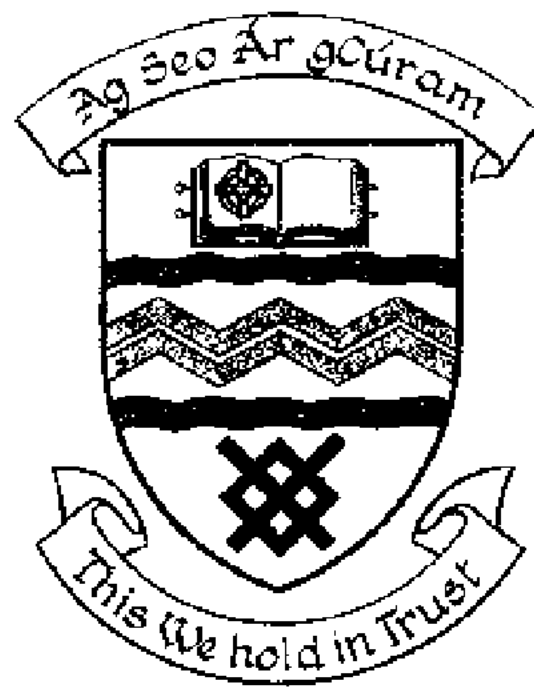
Dear Sir/Madam,

With reference to your planning application, received on 16/02/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit full and complete details of the proposed arrangements for surface and foul drainage and water supply arrangements. The applicant is advised to consult with the Environmental Services Department prior to submission.
- 2 Frontal access as shown on the site layout plan directly onto Willsbrook Road which is a local distributor road is unacceptable and it would give rise to on-street parking resulting in traffic hazard. The applicant is requested to submit his proposals to show how this problem can be avoided. To this end it should be noted that in the interests of visual amenity rear elevations and gardens abutting this road should be avoided and that to this end it may be necessary to omit some units.

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REG REF. S98A/0079

- 3 The layout of public open space now shown is at variance with the public open space shown for the overall development for Reg. Ref. S95A/0671. Clarification of this is required.
- 4 A detailed tree survey of the entire site is required.
- 5 The Planning Authority is concerned at the density of housing units in Road No. 10 in view of the lack of provision of adequate parking facilities, turning details and circulation. The applicant is asked to clarify how this cul-de-sac will operate.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

09/04/98