

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0406	
1. Location	15 Hillcrest Park, Lucan, Co. Dublin.		
2. Development	Retain a garden shed and playroom.		
3. Date of Application	22/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/08/97 2.	1. 24/10/97 2.
4. Submitted by	Name: Colm McLoughlin Architect, Address: 12A Main Street, Lucan,		
5. Applicant	Name: Alex Goucher, Address: 15 Hillcrest Park, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 3055 Date 06/11/97	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,
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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 3055	Date of Decision 06/11/97
Register Reference S97B/0406	Date 22nd July 1997

Applicant Alex Goucher,
Development Retain a garden shed and playroom.
Location 15 Hillcrest Park, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/08/97 /24/10/97

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 06/11/97

Colm McLoughlin Architect,
12A Main Street,
Lucan,
Co. Dublin.

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REG REF. S97B/0406

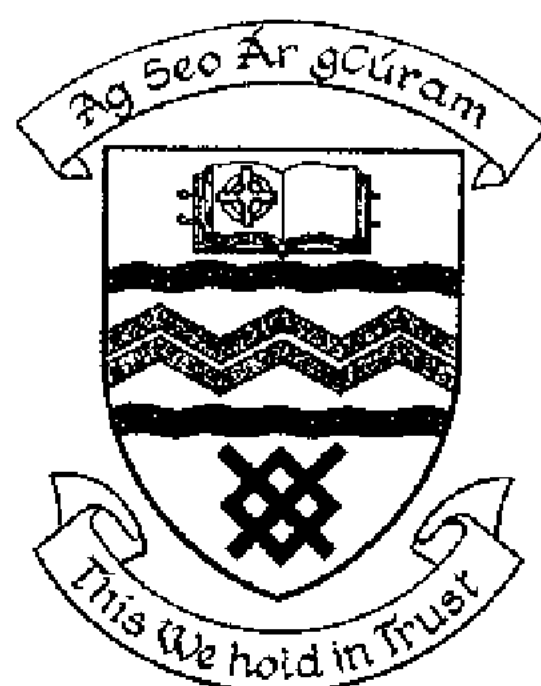
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Reasons

- 1 The development, having regard to the actual use of the application building as a business is seriously injurious to the amenities and depreciates the value of property in the vicinity.
- 2 The application drawings, notices and details as submitted are for the use of the building for domestic purposes whereas the building is used as a business premises. As such, the application fails to accurately describe the development. In such circumstances to grant planning permission would be contrary to the proper planning and development of the area and harmful to residential amenity.
- 3 The hard surfacing of the rear and front garden of the dwelling and the removal of a substantial portion of the front boundary wall is contrary to the proper planning and development of the area and seriously injures the amenities and depreciates the value of property on the vicinity.
- 4 Having regard to the number of heavy vehicle movements generated by the business on the site and the parking of vehicles on the residential street at the site frontage, it is considered that the development endangers public safety by reason of traffic hazard and obstruction of road users.

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

Order Number 1565	Date of Order 06/08/97
Register Reference S97B/0406	Date 22nd July 1997

Applicant Alex Goucher,
Development Retain a garden shed and playroom.
Location 15 Hillcrest Park, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 31/7/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

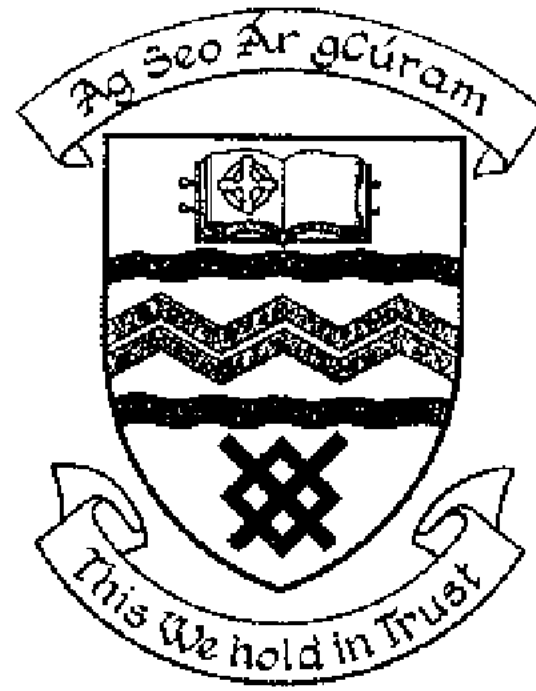
Colm McLoughlin Architect,
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REG REF. S97B/0406



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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

07/08/97