

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0763	
1. Location	Westbrook Estate, Fortunestown, adjacent to Blessington Road		
2. Development	2 no. bungalows on infill site of approximately 0.3 acres.		
3. Date of Application	28/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/12/97 2.	1. 08/01/98 2.
4. Submitted by	Name: Brendan Hickey, Address: 27 Dawson Street, Dublin 2.		
5. Applicant	Name: Place Properties Ltd., Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0397 Date 04/03/98	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,
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**PLANNING
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P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0397	Date of Decision 04/03/98
Register Reference S97A/0763	Date 28th November 1997

Applicant Place Properties Ltd.,

Development 2 no. bungalows on infill site of approximately 0.3 acres.

Location Westbrook Estate, Fortunestown, adjacent to Blessington Road

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/12/97 /08/01/98

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

05/03/98

Brendan Hickey,
27 Dawson Street,
Dublin 2.

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Reasons

- 1 The proposed development would seriously injure the amenities of property in the vicinity given the elevated nature of the site relative to the rear gardens of adjoining properties the design and no. of houses and the position of the access road relative to rear garden boundaries.
- 2 The proposed development would be prejudicial to public health as the foul sewer outfall conditioned under planning permission ref. S95A/0546 has not been constructed.
- 3 The proposed development would seriously infringe the standard set-back of 30m for a house facing a national secondary route. The proposed houses with a gable wall to the road would be subjected to an unreasonable level of traffic noise thereby endangering the health of persons occupying them.

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

Order Number 4330	Date of Order 17/12/97
Register Reference S97A/0763	Date 28th November 1997

Applicant Place Properties Ltd.,
Development 2 no. bungalows on infill site of approximately 0.3 acres.
Location Westbrook Estate, Fortunestown, adjacent to Blessington Road

Dear Sir/Madam,

An inspection carried out on 09/12/97 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.
- (c) nature and extent of development including number of dwellings (if any)

Brendan Hickey,
27 Dawson Street,
Dublin 2.

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(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.

18/12/97