

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0195	
1. Location	Quarryfield, Knockmeenagh Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing house and construction of 39, two bed. and 24, one bed. apartments, in four number 2/3 storey blocks.		
3. Date of Application	04/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/04/97 2.	1. 05/06/97 2.
4. Submitted by	Name: Laurence Pierce Architects, Address: 80 Eccles Street, Dublin 7.		
5. Applicant	Name: Rockbriar Ltd. Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1536 Date 30/07/97	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**

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 1536	Date of Decision 30/07/97
Register Reference S97A/0195	Date 4th April 1997

Applicant Rockbriar Ltd.

Development Demolition of existing house and construction of 39, two bed. and 24, one bed. apartments, in four number 2/3 storey blocks.

Location Quarryfield, Knockmeenagh Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/04/97 /05/06/97

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

30/07/97

Laurence Pierce Architects,
80 Eccles Street, Dublin 7.

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REG REF. S97A/0195



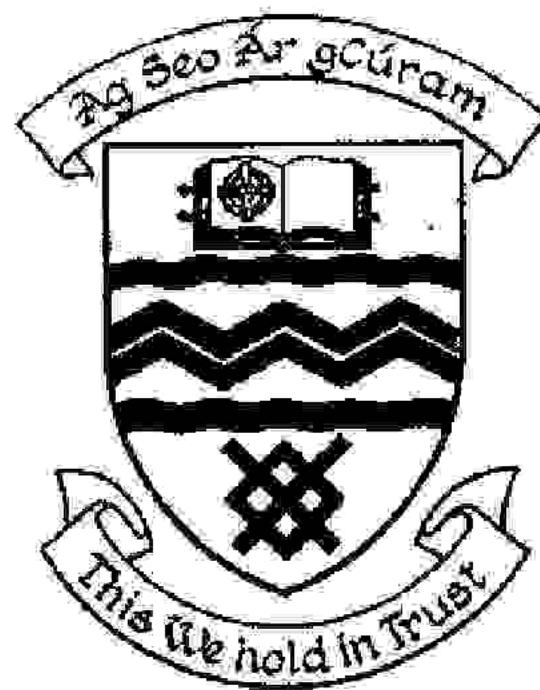
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Reasons

- 1 The proposed development would result in excessive overlooking of surrounding property and would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development, by reason of inadequate on-site car parking provision, would endanger public safety by reason of traffic hazard and obstruction of road users.
- 3 The proposed development by reason of excessive density of development, would result in serious damage to and loss of the existing semi-mature trees on the site boundaries which are considered to contribute significantly to the site and the surrounding area. As such, it is considered that the proposed development would be harmful to the residential and visual amenities of the area and be contrary to the proper planning and development of the area.
- 4 The proposed development by reason of excessive density coupled with the mass, height and bulk of the proposed building would be out of character with the prevailing density and character of residential development in the surrounding area and contrary to the proper planning and development of the area.
- 5 The proposed development would set an undesirable precedent for other similar developments which would in themselves and

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**cumulatively be harmful to residential amenity and be
contrary to the proper planning and development of the area.**

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

Order Number 0789	Date of Order 29/04/97
Register Reference S97A/0195	Date 4th April 1997

Applicant Rockbriar Ltd.

Development Demolition of existing house and construction of 39, two
bed. and 24, one bed. apartments, in four number 2/3
storey blocks.

Location Quarryfield, Knockmeenagh Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 21/4/97 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 fulfil 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.

Laurence Pierce Architects,
80 Eccles Street, Dublin 7.

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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.

29/04/97