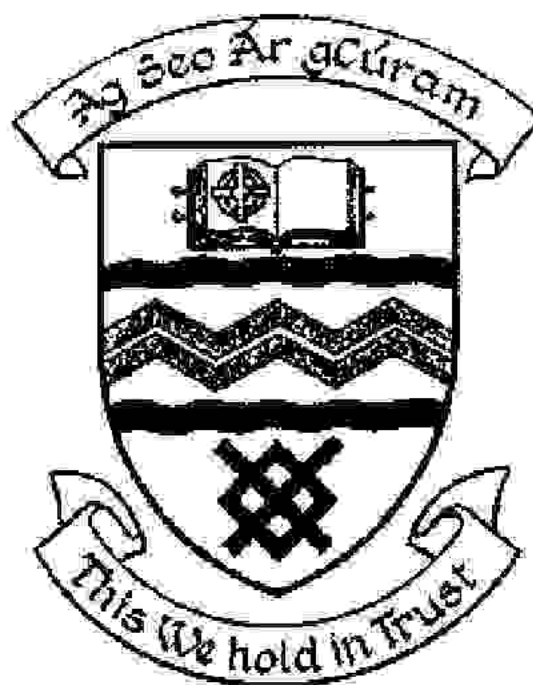


**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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**NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1038	Date of Decision 29/05/97
Register Reference S97A/0189	Date 3rd April 1997

**Applicant** Mr. G. Kerslake

**Development** Convert existing gym to two number self contained family units.

**Location** 11 Lugnaquilla Avenue, Greenpark, Dublin 12.

**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

..... 29/05/97  
for SENIOR ADMINISTRATIVE OFFICER

P. Murtagh,  
31 St. Killians Avenue,  
Greenhills,  
Dublin 12.

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~~REG REF. S97A/0189~~

**Reasons**

- 1 The proposed development is substandard development by reason of excessive density, inadequate provision of private open space, inadequate vehicular access and impact on adjoining property which would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development is not consistent with the objective for the area "to protect and improve residential amenity" and is not consistent with the proper planning and development of the area.
- 2 A grant of permission would set an undesirable precedent in the area for development which is not consistent with the proper planning and development of the area.
- 3 The lack of provision of adequate off street car parking to serve the existing and proposed dwellings would lead to on-street parking which would endanger public safety by reason of traffic hazard and obstruction of road users.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0189	
1. Location	11 Lugnaquilla Avenue, Greenpark, Dublin 12.		
2. Development	Convert existing gym to two number self contained family units.		
3. Date of Application	03/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. Murtagh, Address: 31 St. Killians Avenue, Greenhills, Dublin 12.		
5. Applicant	Name: Mr. G. Kerslake Family, Address: 11 Lugnaquilla Avenue, Greenpark, Dublin 12.		
6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	
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.	