

South Dublin County Council  
Local Government  
(Planning & Development)  
Acts 1963 to 1993  
Planning Register (Part 1)

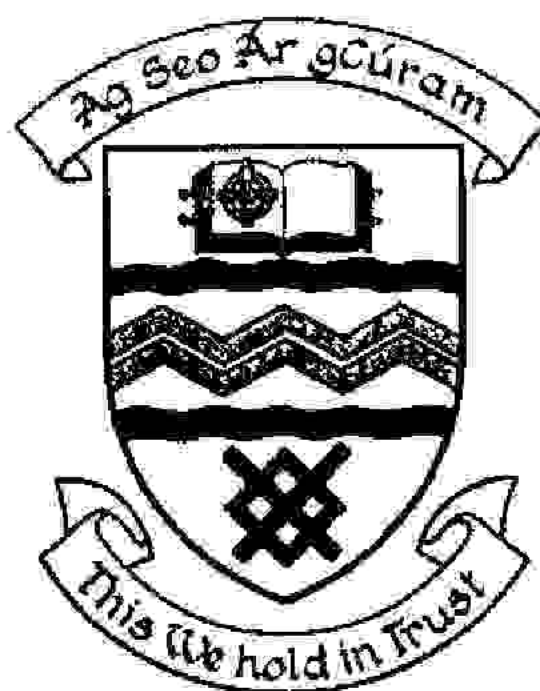
Plan Register No.

S96A/0680

1. Location Lands bounded by Lucan-Newlands Road, Castle Road, Griffeen Way and the Caislean Riada Housing Scheme, in the townlands of Ballyowen and The Glebe, Lucan, County Dublin.
2. Development 10 no. two storey 3 bedroom semi detached houses on proposed House Site Nos. 101, 102 and 105 to 112 inclusive (previously referred to as House Site Nos. 43 to 52 inclusive per Reg. Ref. S94A/0603); site development and landscape works; vehicular access via permitted estate road system off Griffeen Way per Planning Reg. Ref. S94A/0603; all on a site of approx. 0.6 hectares. (This application complies with Condition No. 20 of An Bord Pleanala Ref. PL 06S.095997 planning permission)
3. Date of Application 20/12/96 Date Further Particulars (a) Requested (b) Received
- 3a. Type of Application Permission 1. 18/02/97 1. 28/02/97  
2. 2. 2.
4. Submitted by Name: McHugh Consultants,  
Address: Chartered Town Planners, 16 Herbert Place, Dublin 2.
5. Applicant Name: Jetview Properties Developments Ltd.,  
Address: 81 Main Street, Blackrock, Co. Dublin.
6. Decision O.C.M. No. 0767 Effect  
Date 24/04/97 RP REFUSE PERMISSION
7. Grant O.C.M. No. Effect  
Date RP REFUSE PERMISSION
8. Appeal Lodged
9. Appeal Decision
10. Material Contravention
11. Enforcement Compensation Purchase Notice



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



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Baile Átha Cliath 24.

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

<b>Decision Order Number 0767</b>	<b>Date of Decision 24/04/97</b>
<b>Register Reference S96A/0680</b>	<b>Date 20th December 1996</b>

**Applicant** Jetview Properties Developments Ltd.,

**Development** 10 no. two storey 3 bedroom semi detached houses on proposed House Site Nos. 101, 102 and 105 to 112 inclusive (previously referred to as House Site Nos. 43 to 52 inclusive per Reg. Ref. S94A/0603); site development and landscape works; vehicular access via permitted estate road system off Griffeen Way per Planning Reg. Ref. S94A/0603; all on a site of approx. 0.6 hectares. (This application complies with Condition No. 20 of An Bord Pleanála Ref. PL 06S.095997 planning permission)

**Location** Lands bounded by Lucan-Newlands Road, Castle Road, Griffeen Way and the Caislean Riada Housing Scheme, in the townlands of Ballyowen and The Glebe, Lucan, County Dublin.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 18/02/97 /28/02/97

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 McHugh Consultants,  
Chartered Town Planners,  
16 Herbert Place,  
Dublin 2.

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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

.....*LB*.....  
for SENIOR ADMINISTRATIVE OFFICER

24/04/97

Reasons

- 1 The proposed development by reason of encroachment into an area of the site designated as open space under planning permission Ref. PL06S.095997 (Planning Authority Ref. S94A/0603) would contravene materially conditions attached to the said permission for development i.e. condition no. 1 and condition no. 9 of planning permission Ref. PL06S.095997 (Planning Authority Ref. S94A/0603). The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would result in a substandard layout in this part of the development area with lack of overlooking of remaining open space areas resulting in substandard supervision of the remaining open space area. The proposed development is therefore contrary to the proper planning and development of the area.
- 3 The proposed development would result in substandard availability of useable open space in this part of the

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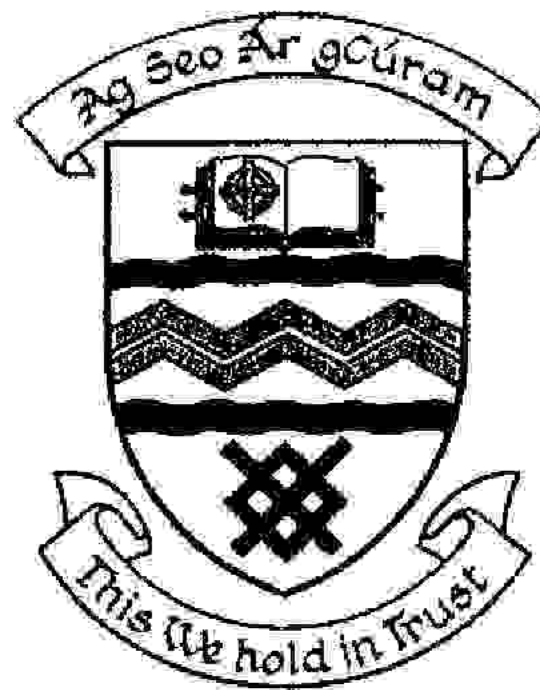
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development which would be contrary to the proper planning  
and development of the area.



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

Decision Order Number 0328	Date of Decision 18/02/97
Register Reference S96A/0680	Date 20th December 1996

**Applicant  
Development**

Jetview Properties Developments Ltd.,  
10 no. two storey 3 bedroom semi detached houses on  
proposed House Site Nos. 101, 102 and 105 to 112  
inclusive (previously referred to as House Site Nos. 43 to  
52 inclusive per Reg. Ref. S94A/0603); site development  
and landscape works; vehicular access via permitted estate  
road system off Griffeen Way per Planning Reg. Ref. S94A/  
0603; all on a site of approx. 0.6 hectares. (This  
application complies with Condition No. 20 of An Bord  
Pleanála Ref. PL 06S.095997 planning permission)

**Location**

Lands bounded by Lucan-Newlands Road, Castle Road,  
Griffeen Way and the Caislean Riada Housing Scheme,  
in the townlands of Ballyowen and The Glebe, Lucan,  
County Dublin.

**App. Type**

Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/12/96 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 It is noted that the proposed development as submitted will  
have consequential changes in the layout of the area to the  
south-east of the application site. In particular, it is  
noted that a significant part of the open space area for  
this part of the development will be lost as a result of

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these consequential changes. The applicant is requested to submit clarification in this regard.

- 2 It is noted that no designated use is proposed for the lands to the west and south-west of proposed sites 101 and 102. These areas of land formed part of the lands affected by condition no. 5 of An Bord Pleanála decision Ref. PL06S.095997 (Planning Authority Ref. S94A/0603). The applicant is requested to submit clarification with regard to proposed uses for these areas of land.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

18/02/97