

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

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

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Decision Order Number 0154	Date of Decision 23/01/97
Register Reference S96A/0599	Date 11th November 1996

**Applicant** E. Plowman,  
**Development** Bungalow with mansard roof at rear.  
**Location** 16 Bancroft Grove, Tallaght, Co. Dublin, (fronting onto Bancroft Close).

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 27/11/96 /10/12/96

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 APPROVAL** in respect of the above proposal.

for the ( 3 ) Reasons on the attached Numbered Pages.

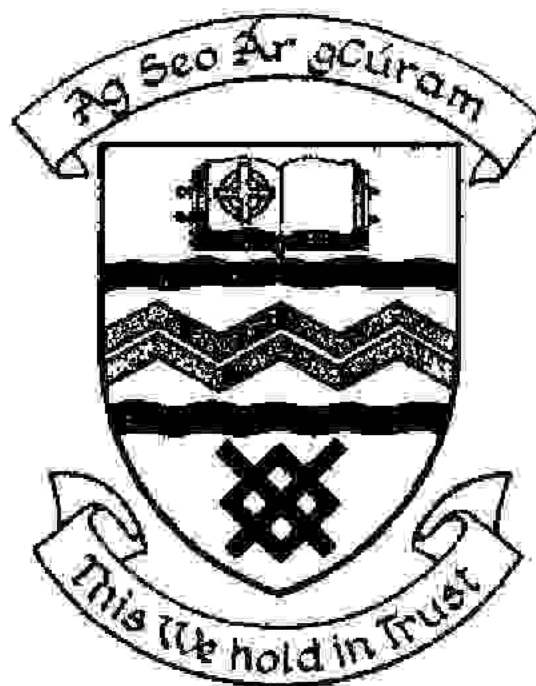
Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

23/01/97

E. Plowman,  
16 Bancroft Grove,  
Tallaght,  
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000

Facs: 01-462 0104

REG REF. S96A/0599

PLANNING  
DEPARTMENT

P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

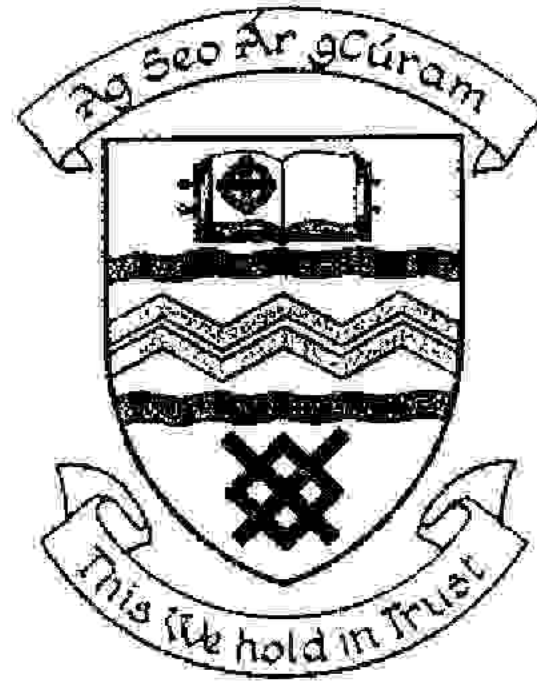
Telephone: 01-462 0000

Fax: 01-462 0104

**Reasons**

- 1 The proposed house by virtue of its design would contravene materially condition no. 2 of An Bord Pleanála decision to grant outline planning permission for a house on this site, ref. S94A/0312, which states inter alia 'the design of the proposed bungalow .... shall harmonise with .... houses in the vicinity'.
- 2 The proposed house design would be seriously injurious to the visual amenities of the area and would be likely to depreciate the value of property in the vicinity.
- 3 The proposal to increase the floor area of the house from 64 square metres to 85 square metres (approx.) represents a significant increase above that for which outline planning permission was granted and as such would contravene materially the outline planning permission for this site.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Order Number 2293	Date of order 27/11/96
Register Reference S96A/0599	Date 11th November 1996

**Applicant** E. Plowman,  
**Development** Bungalow with mansard roof at rear.  
**Location** 16 Bancroft Grove, Tallaght, Co. Dublin, (fronting onto Bancroft Close).

Dear Sir/Madam,

An inspection carried out on 22/11/96 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:

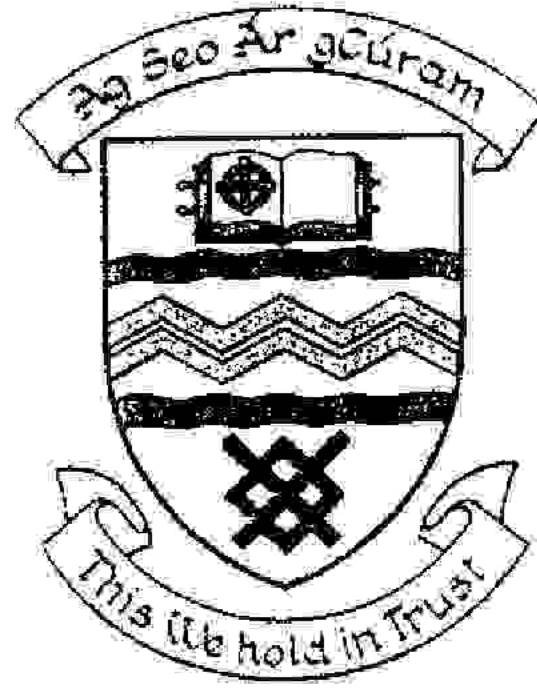
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.
  - (c) nature and extent of development including number of dwellings (if any)

E. Plowman,  
16 Bancroft Grove,  
Tallaght,  
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

REG REF. S96A/0599

- (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.

28/11/96