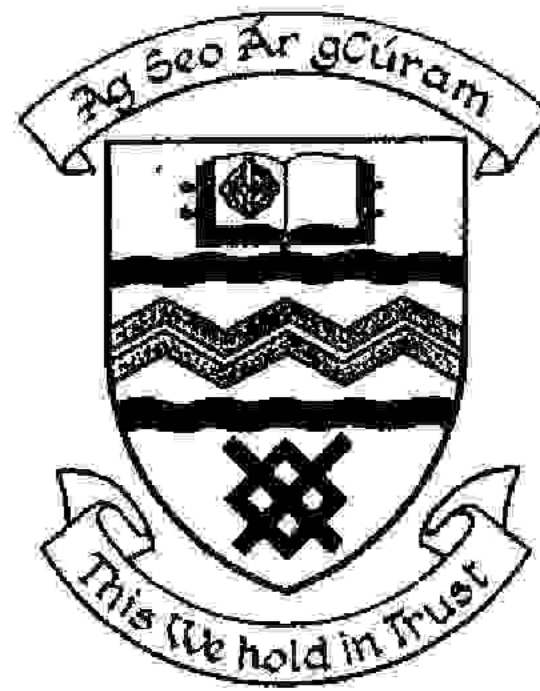


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0434	
1. Location	On a site bounded by Nutgrove Avenue, Grange Road and Loreto Terrace, Rathfarnham, Dublin 14.		
2. Development	Construction of 30 no. apartments over three floors, with ancillary car parking.		
3. Date of Application	08/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/08/96 2.	1. 22/08/96 2.
4. Submitted by	Name: Frank L. Benson and Partners, Address: Moira House, 14-15 Trinity Street,		
5. Applicant	Name: Rathfarnham Medical Centre Limited, Address: c/o W. Terence Liston and Company, Argyle House, 103-105 Morehampton Road, Donnybrook, Dublin 4.		
6. Decision	O.C.M. No. 2020 Date 17/10/96	Effect RP REFUSE PERMISSION	
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.	

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



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

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2020	Date of Decision 17/10/96
Register Reference S96A/0434	Date 8th August 1996

Applicant Rathfarnham Medical Centre Limited,
Development Construction of 30 no. apartments over three floors, with
ancillary car parking.
Location On a site bounded by Nutgrove Avenue, Grange Road and
Loreto Terrace, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/08/96 /22/08/96

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 PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 17/10/96
for SENIOR ADMINISTRATIVE OFFICER

Frank L. Benson and Partners,
Moir House,
14-15 Trinity Street,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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~~REG REF S96A/0434~~

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Reasons

- 1 Having regard to the number and type of apartments within the proposed development, the required landscaping/screening and the location of the site it is considered that the level of on-site provision of car parking spaces is inadequate to meet the likely level of car parking demand generated by the proposed development. It is considered that the on-street parking likely to arise because of the inadequacy of on-site parking provision within the proposed development would obstruct road users and endanger public safety by reason of traffic hazard.

- 2 Having regard to the width of Loreto Terrace, the scale and character of development on the opposite side of Loreto Terrace and to the scale, mass and height of the proposed building, it is considered that the proposed building line set back on Loreto Terrace is inadequate and that the construction of the proposed building along this line would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and development of the area.

NOTE: The applicant is advised that a two storey development on the site would be more appropriate in the context of the proper planning and development of the area. The Council would be favourably disposed to such a proposal which complies with Development Plan standards.

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1602	Date of order 16/08/96
Register Reference S96A/0434	Date 8th August 1996

Applicant Rathfarnham Medical Centre Limited,
Development Construction of 30 no. apartments over three floors, with ancillary car parking.
Location On a site bounded by Nutgrove Avenue, Grange Road and Loreto Terrace, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 14/8/96 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:

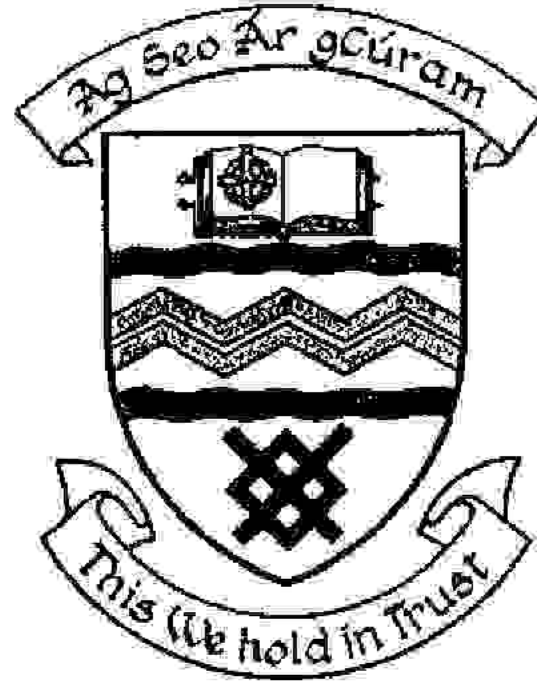
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.

Frank L. Benson and Partners,
Moir House,
14-15 Trinity Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S96A/0434

PLANNING
DEPARTMENT
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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.

19/08/96