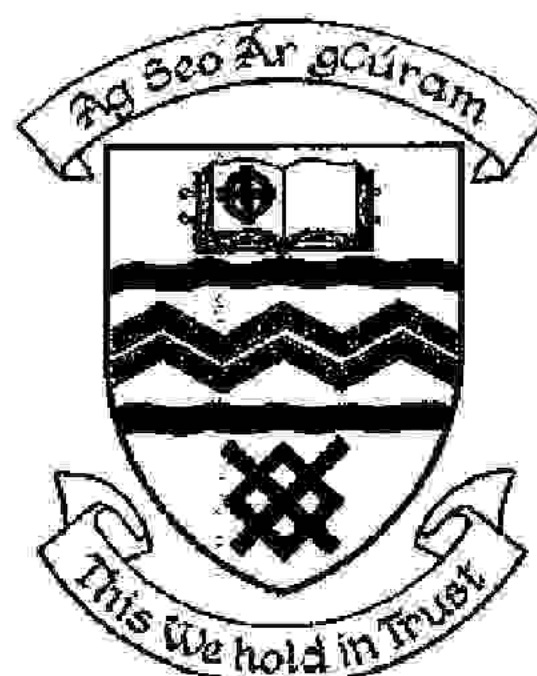


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3779	Date of Decision 19/12/2001
Register Reference S01A/0597	Date 07/09/01

Applicant B. Brannigan,  
Development 4 bed detached house to side.  
Location Site adjoining 55 Foxborough Avenue, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/11/2001 /12/11/2001

Clarification of 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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

 ..... 21/12/01  
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor & Associates,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.

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REG REF. S01A/0597

**Reasons**

- 1 The proposed development is unacceptable by reason of inadequate set back from the boundary of the outer ring road. The proposed development if granted would result in substandard accommodation in relation to recreational amenity and noise abatement. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity. It would set an undesirable precedent for similar type development in the area and as such would be contrary to the proper planning and development of the area.
- 2 The proposed development would infringe the existing building line and accordingly would be contrary to the proper planning and development of the area.



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3318	Date of Decision 05/11/2001
Register Reference S01A/0597	Date: 07/09/01

Applicant            B. Brannigan,  
Development        4 bed detached house to side.

Location            Site adjoining 55 Foxborough Avenue, Lucan, Co. Dublin.

App. Type            Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/09/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1     The proposed development by nature of its scale and design would be out of character with existing dwellings in the area. The proposed location of the development on the site is inappropriate as it does not comply with Development Plan or road standards. The applicant shall submit revised designs, which address this issue. The applicant is advised to contact Hazel McCarthy, Executive Planner (4149000 Ext. 2335) prior to the submission of these details.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

05/11/01

John F. O'Connor & Associates,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.