

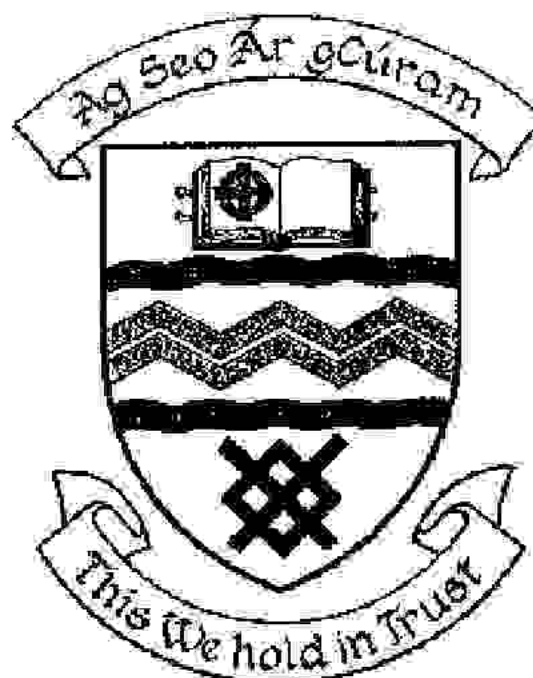
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0378	
1. Location	168 The Oaks, Belgard Heights, Tallaght, Dublin 24.		
2. Development	Convert semi-detached house in to semi-detached house and two separate town houses.		
3. Date of Application	21/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Dunne & Dunne Address: Coolbeg, Killiney Avenue,		
5. Applicant	Name: Mr & Mrs J Gillette Address: 168 The Oaks, Belgard Heights, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2698 Date 20/08/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.	

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2698	Date of Decision 20/08/2001
Register Reference S01A/0378	Date 21/06/01

Applicant Mr & Mrs J Gillette

Development Convert semi-detached house in to semi-detached house and two separate town houses.

Location 168 The Oaks, Belgard Heights, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including


Additional Information Requested/Received /

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

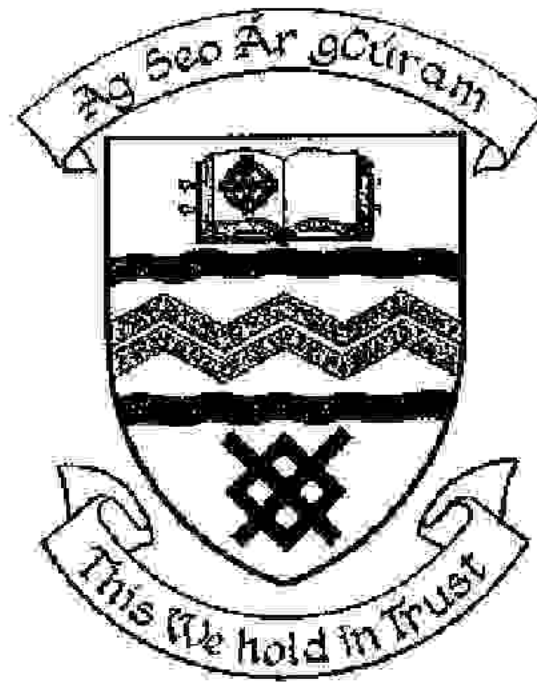

..... 20/08/01
for SENIOR ADMINISTRATIVE OFFICER

Dunne & Dunne
Coolbeg,
Killiney Avenue,
Killiney,
Co. Dublin.

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REG REF. S01A/0378

Reasons

- 1 The proposed single-storey 'townhouse' units would be substandard in size, and the proposed design and site layout of the units would be out of character with the existing pattern of semi-detached 2-storey dwellings in the area. The proposed development would set an undesirable precedent for similar substandard development. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and development of the area.
- 2 The proposed development would not provide an adequate level of private open space for each of the proposed residential units as required under paragraph '3.4.16 Private Open Space' of the South Dublin County Development Plan, 1998. The proposed development is substandard in nature, would contravene the provisions of the Development Plan, would seriously injure the amenities and depreciate the value of property in the vicinity and would therefore be contrary to the proper planning and development of the area.