

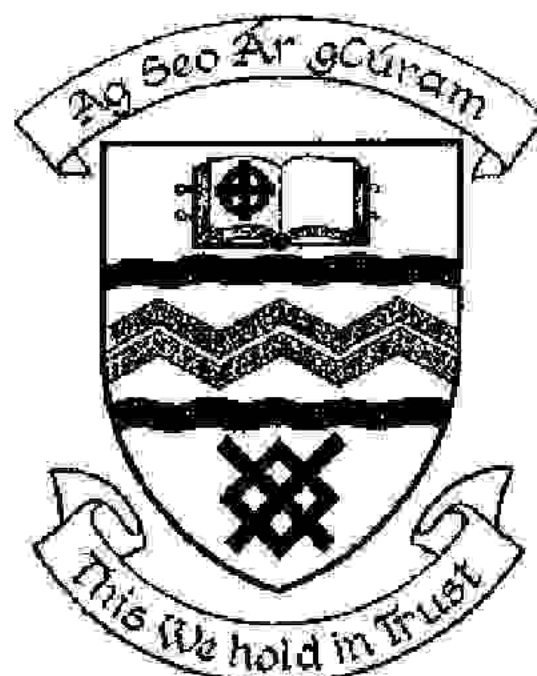
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|-----------------------------|---|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S01A/0306 | |
| 1. Location | Perrystown Pharamcy, 182 Whitehall Rd West, Dublin 12. | | |
| 2. Development | (a) demolition of store to rear (b) two storey development to rear, comprising of 3 no. 1 bed apartments and 3 no. garages (c) one no. 1 bed apartment on first floor over existing pharmacy at | | |
| 3. Date of Application | 21/05/01 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Philip Staunton Architects, Address: The Old Coach House, Rear of 22 Aungier Street, | | |
| 5. Applicant | Name: Mr David Dalton Address: 182 Whitehall Road West, Perrystown, Dublin 12. | | |
| 6. Decision | O.C.M. No. 2450 Date 20/07/2001 | 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. | |

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

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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 2450 | Date of Decision 20/07/2001 |
| Register Reference S01A/0306 | Date 21/05/01 |

Applicant Mr David Dalton

Development (a) demolition of store to rear (b) two storey development to rear, comprising of 3 no. 1 bed apartments and 3 no. garages (c) one no. 1 bed apartment on first floor over existing pharmacy at

Location Perrystown Pharamcy, 182 Whitehall Rd West, Dublin 12.

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

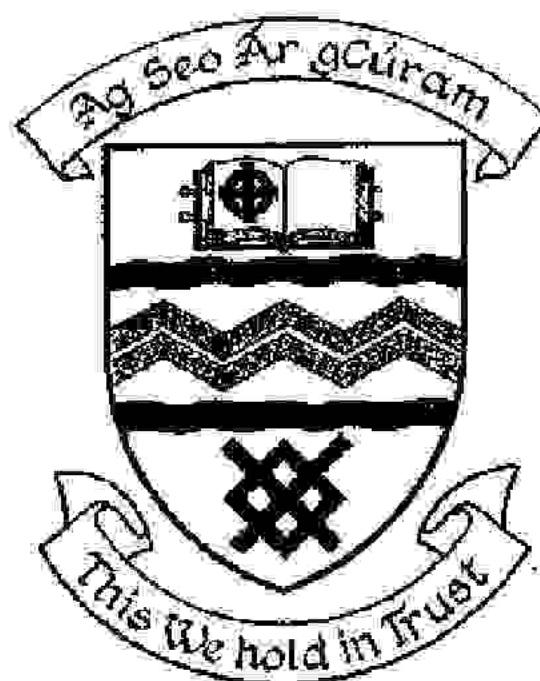
.....
for **SENIOR ADMINISTRATIVE OFFICER** 20/07/01

Philip Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

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REG REF. S01A/0306

Reasons

- 1 It is considered that the proposed development of apartments would constitute overdevelopment of a restricted site, would be substandard in terms of residential amenity and the provision of car parking. It would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would seriously injure the amenities of nearby residential property by overlooking and loss of privacy and would therefore be contrary to the proper planning and development of the area.
- 3 The rear laneway, which is only 3.3m wide (wall to wall) in parts, is not to the standards for access roads to residential developments as required by the Roads Department of South Dublin County Council.
- 4 Having regard to the existing and proposed development and the serious shortfall in the provision of car parking in this area relative to the requirements of the South Dublin County Council Development Plan (1998), it is considered that the proposed development would result in additional on-street car parking on a heavily trafficked local road network, which would endanger public safety by reason of traffic hazard and the obstruction of road users.