

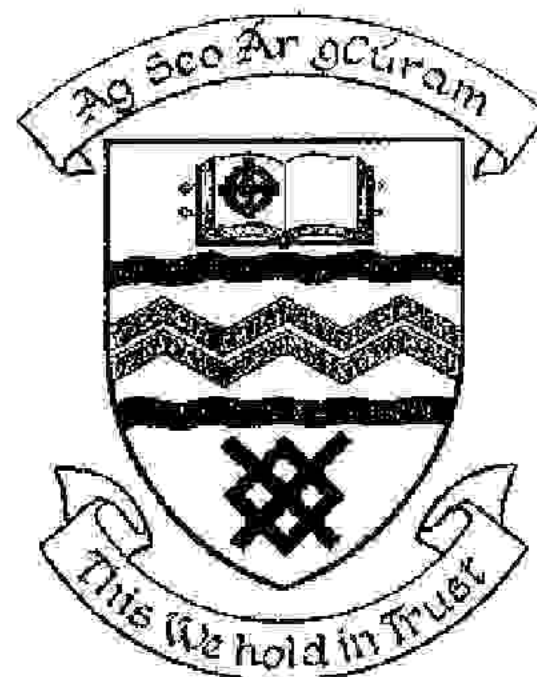
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0246	
1. Location	23A Tallaght Road, Tallaght, Dublin 24.		
2. Development	Demolition of builders stores and development of site 5x2 bedroom apartments in 2/3 storey building with on site residence, car parking		
3. Date of Application	27/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Dempsey Architectural Consultants, Address: "Liosmor", Sandyford Road,		
5. Applicant	Name: Mr. Peter Hanlon, Address: 26, The Avenue, Cypress Downs, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2232 Date 25/06/2001	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, 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 2232	Date of Decision 25/06/2001
Register Reference S01A/0246	Date 27/04/01

Applicant Mr. Peter Hanlon,

Development Demolition of builders stores and development of site 5x2 bedroom apartments in 2/3 storey building with on site residence, car parking

Location 23A Tallaght Road, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

MY
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for SENIOR ADMINISTRATIVE OFFICER

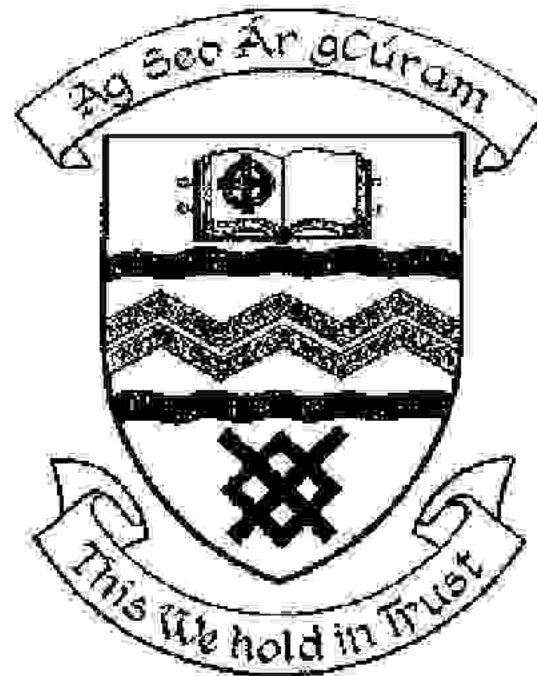
25/06/01

Dempsey Architectural Consultants,
"Liosmor",
Sandyford Road,
Sandyford,
Dublin 16

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REG REF. S01A/0246

Reasons

- 1 The proposed provision of open space is inadequate. The open space is proposed to be located at a distance from the apartment block where it is unlikely to be used by the occupants; no details of the agreement to acquire the said area that would comprise the proposed open space appear to have been submitted. The proposed development is therefore unacceptable.
- 2 Development Plan standards require 10 no. off street parking spaces. However, due to the sites proximity to Tallaght Town Centre and a QBC, the Roads Department would accept a reduction of up to 10% i.e. 9 car spaces. The proposed development would provide an inadequate level of off street parking spaces (7 no. spaces) and would lead to on-street parking which would endanger public safety by reason of a traffic hazard or obstruction of road users.
- 3 The proposed structure would be within 5 metres of the 450mm trunk foul sewer running through/adjacent to the site. The proposed development would therefore be prejudicial to public health.
- 4 An unacceptable level of information has been submitted in respect of the existing and proposed site services layout. The proposed development would therefore be prejudicial to public health.