

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

REG REF. S01A/0059

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, private open space and the provision of car parking. It would therefore be contrary to the proper planning and development of the area.
- 2 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.

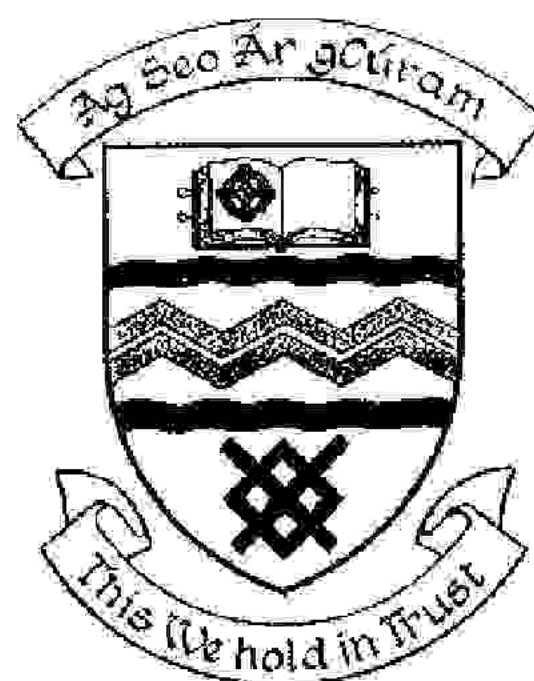
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0059	
1. Location	182 Whitehall Road West, Perrystown, Dublin 12.		
2. Development	(a) Demolition of store to rear (b) Two storey development to rear comprising of 4 No. 1 bed apartments (c) One No. 1 bed apartment on first floor over existing pharmacy		
3. Date of Application	05/02/01	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. 0686 Date 03/04/2001	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.	

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

Decision Order Number 0718	Date of Decision 05/04/2001
Register Reference S01B/0059	Date: 07/02/01

Applicant Mr. P. Bradshaw,
Development Bay windows and porch to front and two storey extension to side and rear.

Location 221 Ballyboden Road, Rathfarnham, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/02/01 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 It is considered that the proposed development is excessive in terms of bulk and height and would result in unacceptable overlooking of adjoining properties.

The applicant is requested to submit revised block plans, sections and elevations, (i) omitting the first floor element of the extension to the rear.
(ii) showing the proposed two storey side extension set back at least 0.5m from the main front building line of the house, and the roof thereof set down and set back from the main roof.

- 2 The roof plans and the front elevation drawings do not correlate in relation to the proposed roofing over the bay windows. The applicant is requested to clarify this matter and to submit accurate drawings. The applicant is also requested to show a north point on all drawings submitted.

Watson Fitzpatrick,
72 Weston Road,
Churchtown,
Dublin 14.

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- 3 The applicant is requested to submit details of the colour and materials proposed for the facade of the completed development.
- 4 The applicant is requested to submit a detailed method statement for the construction of the porch and extensions with full details of how it is proposed to protect the public foul sewer from damage.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

06/04/01