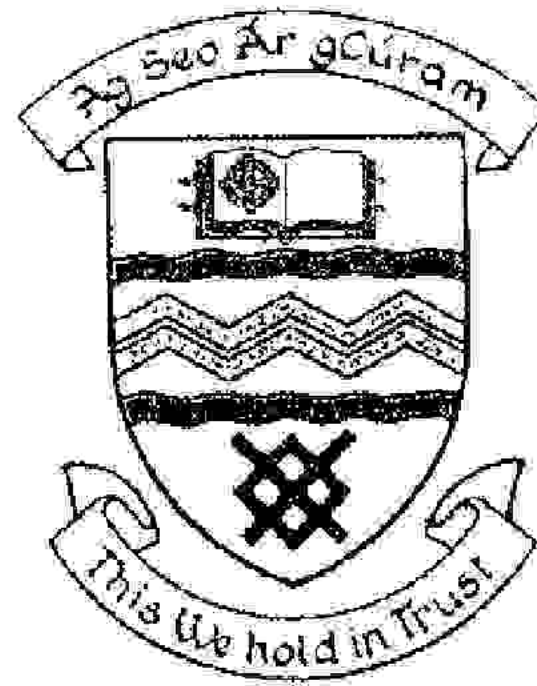


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0412	
1. Location	Carriageview House, Tay Lane, Rathcoole, Co. Dublin.		
2. Development	Demolition of dwelling and erection of residential development to include: (1). Two storey pitched roof terraced block with roof level accomadation and dormers over, comprising 7 no. houses. (2). 2 storey pitched roof block with roof penthouse level accomadation and dormers over and basement level parking, comprising 33 no. two bedroom apartments. (3). Relocated entrance way, car parking and all associated site works.		
3. Date of Application	16/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fitzgerald Kavanagh & Associates, Address: 26 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Coolbrook Properties, Address: c/o Brighton House, 121 Lower Rathmines Raod, Dublin 6.		
6. Decision	O.C.M. No. 1827  Date 14/08/2000	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.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1827	Date of Decision 14/08/2000
Register Reference S00A/0412	Date 16/06/00

Applicant Coolbrook Properties,

Development Demolition of dwelling and erection of residential development to include:

- (1). Two storey pitched roof terraced block with roof level accomadition and dormers over, comprising 7 no. houses.
- (2). 2 storey pitched roof block with roof penthouse level accomadation and dormers over and basement level parking, comprising 33 no. two bedroom apartments.
- (3). Relocated entrance way, car parking and all associated site works.

Location Carriageview House, Tay Lane, Rathcoole, Co. Dublin.

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 (8) Reasons on the attached Numbered Pages.

Fitzgerald Kavanagh & Associates,  
26 Upper Mount Street,  
Dublin 2.



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REG REF. S00A/0412

Signed on behalf of the South Dublin County Council

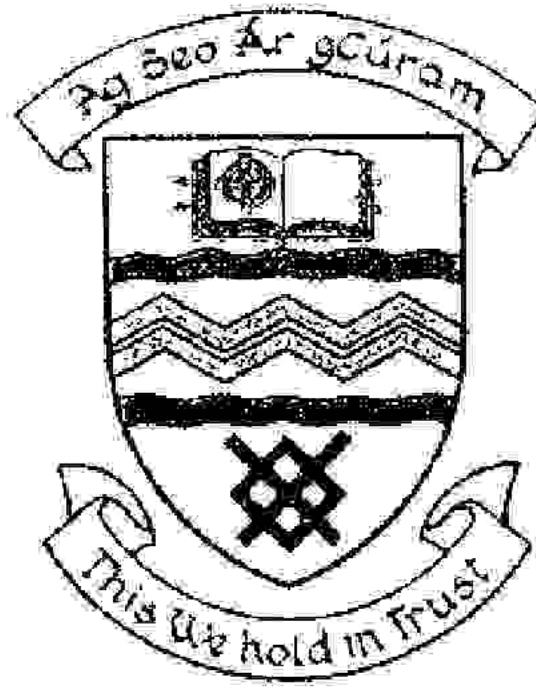
.....  
for SENIOR ADMINISTRATIVE OFFICER

14/08/00

Reasons

- 1 The proposed development would represent a poor standard of development on a single site within a substantial area of land zoned for residential development between the Main Street, Rathcoole, and the Naas Road for which there are a limited number of access points. The development currently proposed will further limit the options for providing access to these lands. The development as proposed would be contrary to the proper planning and development of the area, would be detrimental to the current and future residential amenity of adjoining properties and would potentially depreciate the value of property in the vicinity of the site.
- 2 The proposed development would seriously injure the amenities of residential property in the vicinity of the site through overlooking of residential zoned lands located adjoining the southern boundary of the site.
- 3 The applicant has submitted insufficient information to allow an assessment of the foul and surface water drainage elements of the proposed development. A grant of planning permission would be prejudicial to public health.
- 4 Adequate car parking spaces have not been provided within the curtilage of the site and, therefore, the proposed development would result in on street car parking on Tay Lane and on Main Street, Rathcoole. The precedent which the

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development would set would create serious traffic congestion.

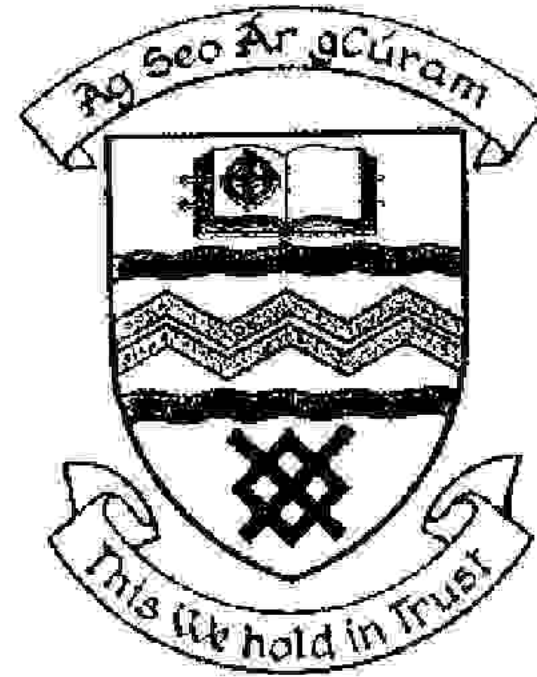
- 5 The public open space provision is generally backland in nature and is predominantly unusable. A grant of planning permission would be contrary to the proper planning and development of the area.
- 6 The application as lodged is inadequate in the following respects:
  - The newspaper and site notices do not refer to the fact that the development affects a listed structure. The notices do not describe the full nature and extent of the proposed development.
  - No provision has been made for proper secure bicycle and fuel storage in the proposed development.
- 7 The proposed development affects a site which is Listed as a protected structure in the South Dublin County Development Plan 1998. It is the objective of the Planning Authority to consider the preservation of such structures as stated in Section 2.7.3 of the County Development Plan. No proposals for the preservation of same have been lodged with the Planning Authority. The development as proposed would contravene materially a development objective of the South Dublin County Development Plan 1998 and would be contrary to the proper planning and development of the area.
- 8 The proposed development does not meet the requirements of the Planning Authority in respect of setback from the Naas Dual Carriageway. The development as proposed would be contrary to the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0412	
1. Location	Carriageview House, Tay Lane, Rathcoole, Co. Dublin.		
2. Development	Demolition of dwelling and erection of residential development to include: (1). Two storey pitched roof terraced block with roof level accomadation and dormers over, comprising 7 no. houses. (2). 2 storey pitched roof block with roof penthouse level accomadation and dormers over and basement level parking, comprising 33 no. two bedroom apartments. (3). Relocated entrance way, car parking and all associated site works.		
3. Date of Application	16/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fitzgerald Kavanagh & Associates, Address: 26 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Coolbrook Properties, Address: c/o Brighton House, 121 Lower Rathmines Raod, Dublin 6.		
6. Decision	O.C.M. No. 1827  Date 14/08/2000	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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1855	Date of Decision 17/08/2000
Register Reference S00B/0412	Date: 19/06/00

Applicant Eleanor Morris,  
Development Widening of existing entrance  
Location 149 Palmerstown Avenue, Palmerstown, Dublin 20  
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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 6 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *my* ..... 17/08/00  
for SENIOR ADMINISTRATIVE OFFICER

Eleanor Morris,  
149 Palmerstown Avenue,  
Palmerstown,  
Dublin 20.



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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The applicant shall retain at least one third of the existing front garden as a green surface/landscaped open space.  
REASON:  
In the interest of visual amenity and protection of residential amenity of the area.
- 3 The footpath and kerb shall be dished to the requirement of the Area Engineer, Road Maintenance Department at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 Entrance gates shall be provided and shall be of cast iron, shall not open out onto public footpath and shall not exceed the height of the adjoining pillars.  
REASON:  
In the interest of visual amenity, protection of residential amenity of the area and in the interest of public safety.
- 5 The gate pillars shall be of the same finish as the front boundary wall.  
REASON:  
In the interest of visual amenity and protection of the residential amenity of the area.
- 6 The applicant is to take due care and attention to ensure the preservation and protection of the street tree on grass verge in front of house. Care should be taken to minimise

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disturbance in the grassed area around the base of this tree. In this regard, no materials of any kind including oil, tar, bitumen, cement, rubble and excavated materials, likely to be injurious to the tree should be permitted within 2 metres of this tree outside this house.

**REASON:**

In the interest of visual amenity.