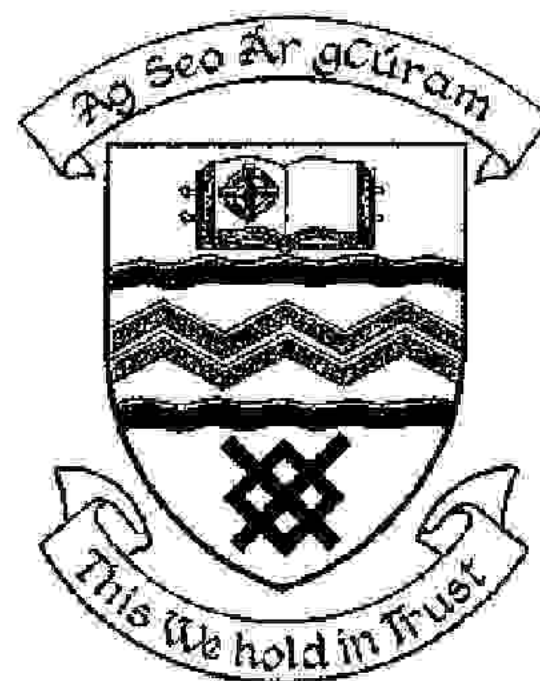


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0396	
1. Location	Carrigmore Park, Aylesbury, Tallaght, Dublin 24.		
2. Development	(a) 7 Additional houses on previously approved site for 52 no. houses (reg.ref. S97A/0309) to include 2 no. three bed semi detached houses, 4 no. two bed mid terrace houses and 1 no. four bed detached houses. (b) The relocation of houses no. 1 to no. 6 inclusive, no.s 13,14,30,31 and 52.		
3. Date of Application	12/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/08/2000 2.	1. 23/08/2000 2.
4. Submitted by	Name: M. T. Hamm Ltd., Address: 73 Darglewood, Templeogue,		
5. Applicant	Name: Kranok Construction, Address: Rivervale House, Clonee, Co. Meath.		
6. Decision	O.C.M. No. 2348 Date 20/10/2000	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



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

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

Decision Order Number 2348	Date of Decision 20/10/2000
Register Reference S00A/0396	Date 12/06/00

Applicant Kranok Construction,

Development (a) 7 Additional houses on previously approved site for 52 no. houses (reg.ref. S97A/0309) to include 2 no. three bed semi detached houses, 4 no. two bed mid terrace houses and 1 no.four bed detached houses.
(b)The relocation of houses no. 1 to no. 6 inclusive, no.s 13,14,30,31 and 52.

Location Carrigmore Park, Aylesbury, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/08/2000 /23/08/2000

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

M. T. Hamm Ltd.,
73 Darglewood,
Templeogue,
Dublin 16.

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REG REF. S00A/0396

..... *my*
for SENIOR ADMINISTRATIVE OFFICER

20/10/00

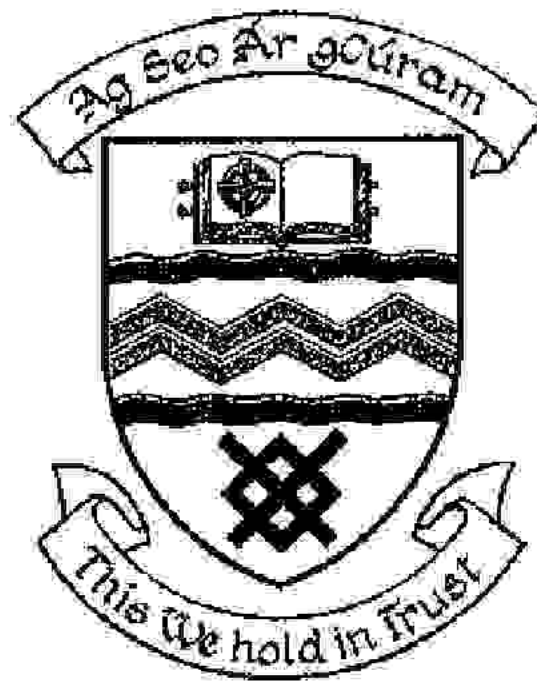
Reasons

- 1 The required minimum setbacks between fronts of houses and back of public pathway are not met and as such the proposed development falls significantly short of standards for parking provision. The proposed development would therefore seriously injure the amenities of property in the vicinity. The proposed development would also endanger public safety by reason of traffic hazard or obstruction to road users.
- 2 The proposed layout does not meet the required 22m distance between opposing first floor windows, as set out in section 3.4.16 of the South Dublin County Development Plan, 1998. As such the proposed development would seriously injure the amenities of property in the vicinity.
- 3 The site is located in an area zoned 'A' "to protect and/or improve residential amenity" in the South Dublin County Development Plan. The proposed layout would materially contravene this zoning objective for reasons 1 and 2 above.
- 4 It is stated in the Additional Information submission that house numbers 49 to 57 are under construction in accordance with the previous permission. The layout submitted as Additional Information shows shorter setbacks between the fronts of these houses and the back of the public pathway. As such, the proposal materially contravenes condition no. 1 of the previous permission (Reg. Ref. S97A/0309), which states that 'the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on

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27/11/97, save as may be required by the other conditions
attached hereto'.

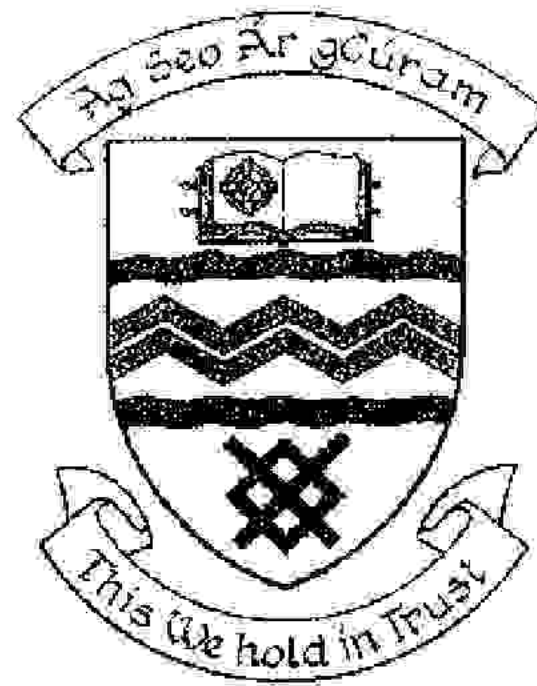
- 5 The landscape plan submitted as Additional Information (Drg.
No. S163/105) is unacceptable for the following reasons:
- (i) There is insufficient detail to assess correctly the
Kiltipper Road reservation line.
 - (ii) No proposals for boundary treatment of open space
are shown.
 - (iii) There are insufficient pedestrian footpaths to
provide access around the open space.
 - (iv) The proposed planting of dispersed groups of trees
is inadequate and does not address the need for
quality landscape treatment of the open space or the
need for screening of the new road.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0396	
1. Location	Carrigmore Park, Aylesbury, Tallaght, Dublin 24.		
2. Development	(a) 7 additional houses on previously approved site for 52 no. houses (Reg. Ref. S97A/0309) to include 2 no. three bed semi detached houses, 4 no. two bed mid terrace houses and 1 no. four bed detached houses. (b) The relocation of houses No.1 to No. 6 inclusive, No.s 13, 14, 30, 31 and 52.		
3. Date of Application	12/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: M. T. Hamm Ltd., Address: 73 Darglewood, Templeogue,		
5. Applicant	Name: Kranok Construction, Address: Rivervale House, Clonee, Co. Meath.		
6. Decision	O.C.M. No. 1800 Date 10/08/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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 1993

Decision Order Number 1800	Date of Decision 10/08/2000
Register Reference S00A/0396	Date: 12/06/00

Applicant Development Kranok Construction,
(a) 7 additional houses on previously approved site for 52 no. houses (Reg. Ref. S97A/0309) to include 2 no. three bed semi detached houses, 4 no. two bed mid terrace houses and 1 no. four bed detached houses.
(b) The relocation of houses No.1 to No. 6 inclusive, No.s 13, 14, 30, 31 and 52.

Location Carrigmore Park, Aylesbury, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 12/06/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

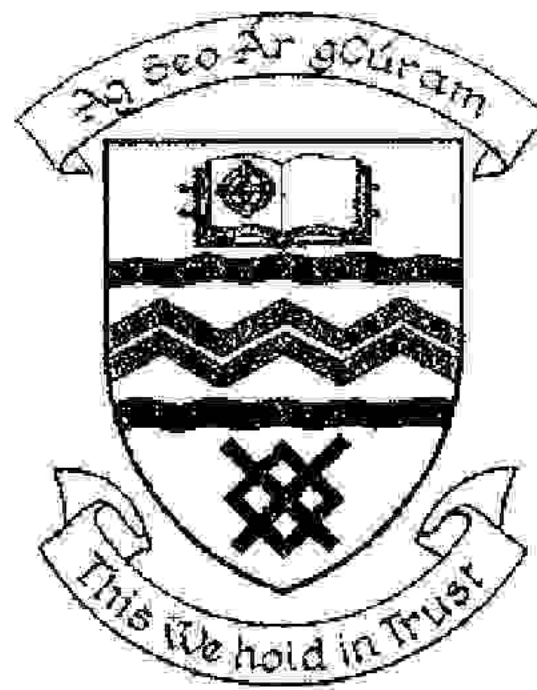
- 1 It is noted that the site plan outlines an area in red larger than the area laid out for houses. The applicant is requested to clarify any plans for this area including open space provision (if any) especially in the context of the proposed extension of the Firhouse Road West/Kiltipper Link Road which will go through the site and the stream which runs through the site.
- 2 The applicant is requested to submit a revised site layout plan showing the following:
 - (i) In the case of the 4 house terraced blocks at ends of cul-de-sacs, a minimum setback of 9m (from front of houses to back of pathway) for mid-terrace houses is required, while maintaining the requirement for a distance of 22m between opposing first floor windows

M. T. Hamm Ltd.,
73 Darglewood,
Templeogue,
Dublin 16.

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REG REF. S00A/0396

and other relevant standards contained in the South
Dublin County Development Plan 1998.

- (ii) A minimum setback of 7.5m from front of houses Nos. 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 to back of public pathway on road 3 is required, while maintaining the requirement for a distance of 22m between opposing first floor windows and other relevant standards contained in the Development Plan.
- (iii) It is noted that a junction is shown opposite houses Nos. 58 and 59 whereas the previously approved application only showed a turning bay. No reference to this alteration is made in the application form or public notices submitted. The applicant is requested to clarify the purpose of the junction. If a turning bay is being provided, this should be to required standards.

Signed on behalf of South Dublin County Council

MJ
.....
for Senior Administrative Officer

10/08/00