

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0298	
1. Location	Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin 24.		
2. Development	Site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in 2 and 3 storey developments as follows: Two storey 4 bed semi detached houses at site nos. 1 and 2. Two storey 4 bed terraced houses at site 3-26 incl. 28 no. 3 storey semi detached duplex residential buildings with each having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed dwellings at upper levels at site no.s 27-138 incl.		
3. Date of Application	05/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates Architects, Address: 127 Phibsboro Road, Dublin 7.		
5. Applicant	Name: Mr. Hugh McDonnell, Address: Castle Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2223 Date 13/10/2000	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

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Date

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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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2086	Date of Decision 13/09/2000
Register Reference S00A/0298	Date 05/05/00

Applicant Mr. Hugh McDonnell,
App. Type Permission
Development Site access from Fortunestown Lane, site development works,
outfall drains and services and the erection of 138
dwellings in 2 and 3 storey developments as follows: Two
storey 4 bed semi detached houses at site nos. 1 and 2. Two
storey 4 bed terraced houses at site 3-26 incl. 28 no. 3
storey semi detached duplex residential buildings with each
having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed
dwellings at upper levels at site no.s 27-138 incl.

Location Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin
24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 13/10/2000

Yours faithfully

.....*mz*..... 13/09/00
for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architects,
127 Phibsboro Road,
Dublin 7.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0298	
1. Location	Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin 24.		
2. Development	Site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in 2 and 3 storey developments as follows: Two storey 4 bed semi detached houses at site nos. 1 and 2. Two storey 4 bed terraced houses at site 3-26 incl. 28 no. 3 storey semi detached duplex residential buildings with each having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed dwellings at upper levels at site no.s 27-138 incl.		
3. Date of Application	05/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates Architects, Address: 127 Phibsboro Road, Dublin 7.		
5. Applicant	Name: Mr. Hugh McDonnell, Address: Castle Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1730 Date 02/08/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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

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Date

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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1464	Date of Decision 05/07/2000
Register Reference S00A/0298	Date 05/05/00

Applicant Mr. Hugh McDonnell,
App. Type Permission
Development Site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in 2 and 3 storey developments as follows: Two storey 4 bed semi detached houses at site nos. 1 and 2. Two storey 4 bed terraced houses at site 3-26 incl. 28 no. 3 storey semi detached duplex residential buildings with each having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed dwellings at upper levels at site nos 27-138 incl.

Location Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 03/08/2000

Yours faithfully

..... *mg* 06/07/00
for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architects,
127 Phibsboro Road,
Dublin 7.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0298
1. Location	Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin 24.	
2. Development	Site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in 2 and 3 storey developments as follows: Two storey 4 bed semi detached houses at site nos. 1 and 2. Two storey 4 bed terraced houses at site 3-26 incl. 28 no. 3 storey semi detached duplex residential buildings with each having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed dwellings at upper levels at site no.s 27-138 incl.	
3. Date of Application	05/05/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Horan Associates Architects, Address: 127 Phibsboro Road, Dublin 7.	
5. Applicant	Name: Mr. Hugh McDonnell, Address: Castle Road, Saggart, Co. Dublin.	
6. Decision	O.C.M. No. 2223 Date 13/10/2000	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	10/11/2000	Written Representations
9. Appeal Decision	19/03/2001	Refuse Permission
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		

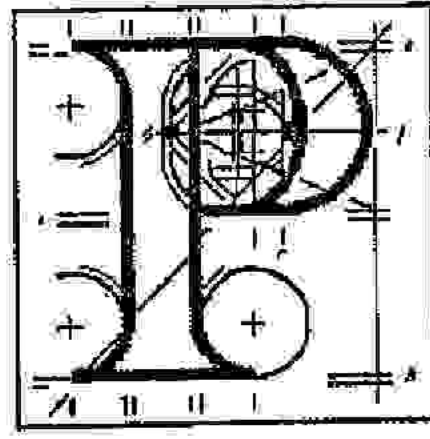
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Registrar

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Date

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Receipt No.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0298

APPEAL by Hugh McDonnell care of Horan Associates of 127 Phibsboro Road, Dublin against the decision made on the 13th day of October, 2000 by the Council of the County of South Dublin to refuse permission for development comprising demolition of dwelling and site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in two and three storey developments as follows; two-storey four bedroom semi-detached houses at site numbers 1 and 2, two-storey four bedroom terraced houses at sites 3-26 inclusive, 28 three-storey semi-detached duplex residential buildings with each having two number two bedroom dwellings at ground level and two number three bedroom dwellings at upper levels at site numbers 27-138 inclusive at Cooldown Commons/Fortunestown, Fortunestown Lane, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would be premature by reason of the existing deficiency on the sewerage facilities serving the area and the period in which such deficiency may reasonably be expected to cease. (The existing 300 millimetre diameter foul sewer at Brookfield Road has insufficient capacity to cater for the additional discharge which will arise from the proposed development.)
2. The proposed development would be premature by reason of the existing deficiency in the provision of water supplies and the period within which this constraint may reasonably be expected to cease.

MP

3. The development as proposed does not allow for access to the lands to the north and east, as required by the Action Plan for the area and the hierarchy/design of the roads does not take into account the accommodation of vehicular traffic from these areas.
4. The layout of the proposed development would result in a substandard form of development by reason of the deficiency in the provision and distribution of public open space.



M. J. Conneally

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 9th day of March 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0298	
1. Location	Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin 24.		
2. Development	Site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in 2 and 3 storey developments as follows: Two storey 4 bed semi detached houses at site nos. 1 and 2. Two storey 4 bed terraced houses at site 3-26 incl. 28 no. 3 storey semi detached duplex residential buildings with each having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed dwellings at upper levels at site no.s 27-138 incl.		
3. Date of Application	05/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates Architects, Address: 127 Phibsboro Road, Dublin 7.		
5. Applicant	Name: Mr. Hugh McDonnell, Address: Castle Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2223 Date 13/10/2000	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

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Registrar

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Date

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Receipt No.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Lár an Bhaile, Tamhlacht,
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**PLANNING
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2223a	Date of Decision 13/10/2000
Register Reference S00A/0298	Date 05/05/00

Applicant Mr. Hugh McDonnell,

Development Site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in 2 and 3 storey developments as follows: Two storey 4 bed semi detached houses at site nos. 1 and 2. Two storey 4 bed terraced houses at site 3-26 incl. 28 no. 3 storey semi detached duplex residential buildings with each having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed dwellings at upper levels at site no.s 27-138 incl.

Location Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 13/10/2000

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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

Horan Associates Architects,
127 Phibsboro Road,
Dublin 7.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0298

MJ
.....
for SENIOR ADMINISTRATIVE OFFICER

13/10/00

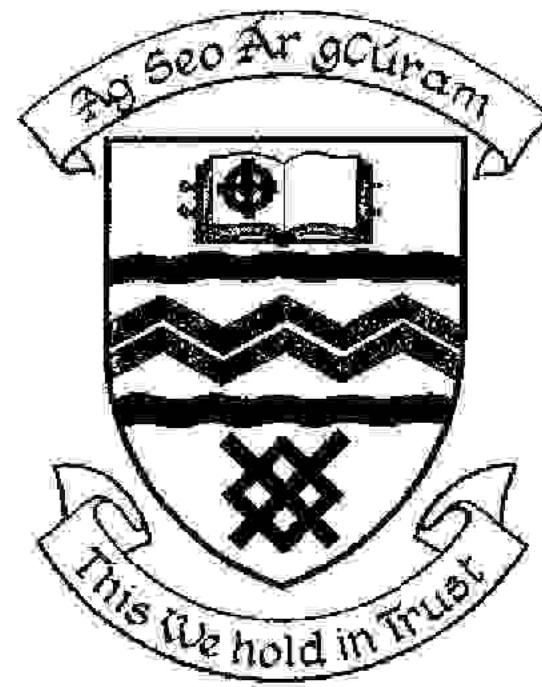
Reasons

- 1 Fortunestown Lane is a narrow substandard laneway. No proposals have been lodged to provide for the improvement of same to cater for the proposed development. The proposed development would lead to a substantial increase in traffic on this narrow roadway and would (given the present condition of the roadway) endanger public safety by reason of a traffic hazard.
- 2 The development as proposed does not allow for access to lands located to the north and east of the proposed site. Therefore, the proposed development would seriously depreciate the value of property in the vicinity of the site. The proposed layout does not take account of the future development of lands to the west subject of an existing outline permission register reference S99A/0121.
- 3 The open space provision is largely backland in nature and is not adequately 'supervised', through overlooking and therefore would seriously injure the amenities of the future residents of proposed development.
- 4 The proposed development is deficient in car parking provision and as regards road widths and turning bay requirements. As such the proposed development would endanger public safety by reason of traffic hazard.
- 5 The proposed development would be premature by reference to the existing deficiency in the sewerage facilities/network serving the area and the period in which such deficiency may reasonably be expected to cease. As regards foul drainage:-

**SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S00A/0298

- (i) It is proposed to discharge sewage from the development to the existing 300mm diameter public foul sewer at the Brookfield road via a pumping station. The existing 300mm diameter foul sewer at Brookfield road has insufficient capacity to cater for the additional discharge which will arise from the proposed development.
- (ii) The proposed development is premature pending the provision of a gravity trunk sewer to serve the area of Fortunestown which includes this proposed development.
- (iii) It is possible to serve the proposed development by way of a proposed gravity trunk sewer. The proposal to discharge foul sewage using a pumped system will become an economic burden on the sanitary authority in view of the fact that the sanitary authority will ultimately become responsible for the maintenance and running costs of the pumping station.

As regards surface water drainage:

- (i) It is proposed to discharge surface water to the adjacent watercourse without surface water attenuation. The receiving watercourse is deficient in capacity and the discharge of unattenuated surface waters to the watercourse would result in an increased risk of flooding to lands and properties down stream. Surface waters are required to be attenuated such that the maximum surface water discharge does not exceed 6 litres/second/hectare.

6 There is a deficiency in the provision of water supplies in that:-

- 1. The proposed development is premature pending the proposal to provide an improved water supply distribution system as part of the proposed Boherboy water supply scheme.
- 2. The existing 100mm diameter watermain to which it is proposed to connect is deficient in capacity to serve the proposed development.

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REG REF. S00A/0298

- 7 The description of the nature and extent of the proposed development fails to include the demolition of the existing dwellings on the site.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0298
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4. Submitted by	Name: Horan Associates Architects, Address: 127 Phibsboro Road, Dublin 7.	
5. Applicant	Name: Mr. Hugh McDonnell, Address: Castle Road, Saggart, Co. Dublin.	
6. Decision	O.C.M. No. 1730 Date 02/08/2000	Effect TX REQUEST TIME EXTENSION
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
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13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal

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SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1730	Date of Decision 02/08/2000
Register Reference S00A/0298	Date 05/05/00

Applicant Mr. Hugh McDonnell,
App. Type Permission
Development Site access from Fortunestown Lane, site development works, outfall drains and services and the erection of 138 dwellings in 2 and 3 storey developments as follows: Two storey 4 bed semi detached houses at site nos. 1 and 2. Two storey 4 bed terraced houses at site 3-26 incl. 28 no. 3 storey semi detached duplex residential buildings with each having 2 no. 2 bed dwellings at ground level and 2 no. 3 bed dwellings at upper levels at site nos 27-138 incl.

Location Cooldown Commons/Fortunestown Lane, Fortunestown, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 14/09/2000

Yours faithfully

MY
..... 02/08/00
for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architects,
127 Phibsboro Road,
Dublin 7.