مــــنيةنــ				
 		South Dublin County C Local Governmen (Planning & Develop Acts 1963 to 19 Planning Register (F	nt oment) 93	Plan Register No. S00A/0298
1.	Location	Cooldown Commons/Fortunesto	wn Lane, Fortune	estown, Dublin
2	Development	Site access from Fortunesto outfall drains and services dwellings in 2 and 3 storey storey 4 bed semi detached storey 4 bed terraced house storey semi detached duplex having 2 no. 2 bed dwelling dwellings at upper levels a	and the erection developments as houses at site 3-26 series at series at series at ground level	on of 138 s follows: Two nos. 1 and 2. Two incl. 28 no. 3 ildings with each el and 2 no. 3 bed
3.	Date of Application	05/05/00	n	her Particulars sted (b) Received
3a.	Type of Application	Permission	1.	1.
<b>4</b> .	Submitted by	Name: Horan Associates Address: 127 Phibsboro Ro		z <del>z zimika</del> n
5.	Applicant	Name: Mr. Hugh McDonne Address: Castle Road, Sag		n.
6.	Decision	O.C.M. No. 2223  Date 13/10/2000	Effect RP REFUSE P	ERMISSION
7.	Grant	O.C.M. No. Date	Effect RP REFUSE P	ERMISSION
8.	Appea1 Lodged			
9.	Appeal Decision	N Interests		
10.	Material Contra	vention	4 =	
11.	Enforcement	Compensation	Purchase	Notice
				11.2-ENE-3 F(III ))
12.	Revocation or A	Amendment		

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<b>14.</b>	Registrar	Date	Receipt No.
			<del> </del>

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.

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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 App. Type Mr. Hugh McDonnell,

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

my.

13/09/00

for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architects, 127 Phibsboro Road, Dublin 7.

		South Dublin County ( Local Governme (Planning & Develo Acts 1963 to 1 Planning Register (	ent opment) 993		Pla	n Register No
1.	Location	Cooldown Commons/Fortunesto	own La	ne, Fortune	stown	, Dublin
Ž	Development	Site access from Fortunest outfall drains and services dwellings in 2 and 3 stores storey 4 bed semi detached storey 4 bed terraced house storey semi detached duples having 2 no. 2 bed dwelling dwellings at upper levels a	s and y deve house es at x resi gs at	the erection lopments as at site residential builders	on of follows. 1 incl. Ilding	138 ows: Two and 2. Two 28 no. 3 s with each 2 no. 3 bed
3.	Date of Application	05/05/00		Date Furth		rticulars b) Received
Ša.	Type of Application	Permission		1. 2.		1 . 2 .
4.	Submitted by	Name: Horan Associate Address: 127 Phibsboro Ro				
5.	Applicant	Name: Mr. Hugh McDonne Address: Castle Road, Sag	_	Co. Dublin	1.	
6.	Decision	O.C.M. No. 1730  Date 02/08/2000	E££	ect REQUEST I	CIME E	XTENSION
7.	Grant	O.C.M. No. Date	Eff. TX	ect REQUEST 1	IME E	XTENSION
8.	Appeal Lodged					
9.	Appeal Decision					
10.	Material Contra	vention	ļ <del></del>			
11.	Enforcement	Compensation	ă.	Purchase	Notic	e
12.	Revocation or A	Amendment	<u>-</u>			
-ๆ วี	E.I.S. Requests	ed E.I.S. Received		E.I.S. Ap	peal	

14. Registrar

Receipt No.

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

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PLANNING
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Dublin 24.

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Fax: 01-414 9104

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

Applicant
App. Type
Development

Mr. Hugh McDonnell,

Permission

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 03/08/2000

Yours faithfully

AM ADMINISTRAÇÃO

06/07/00

for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architects, 127 Phibsboro Road, Dublin 7.

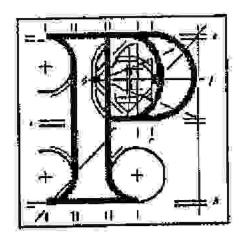
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		South Dublin County C Local Government (Planning & Develop Acts 1963 to 19 and Planning & Devel Act 2000 Planning Register (F	nt oment 199 opmen	)i it	Pla	n Register No. S00A/0298
1.	Location	Cooldown Commons/Fortunesto	wn La	ne, Fortunes	stown	ı, Dublin
2.	Development	Site access from Fortunesto outfall drains and services dwellings in 2 and 3 storey storey 4 bed semi detached storey 4 bed terraced house storey semi detached duplex having 2 no. 2 bed dwelling dwellings at upper levels a	and deve house s at resi s at	the erection lopments as at site no site 3-26 in dential buil	follos. 1 ncl. lding	138 .ows: Two .and 2. Two 28 no. 3 s with each l 2 no. 3 bed
<b>3</b> . k	Date of Application	05/05/00		Date Furthe		rticulars (b) Received
3a.	Type of Application	Permission		1. 2.		1. 2.
4.	Submitted by Applicant	Name: Horan Associates Address: 127 Phibsboro Ro  Name: Mr. Hugh McDonne Address: Castle Road, Sag	ad, D 11,	ublin 7.		
6.	Decision	O.C.M. No. 2223  Date 13/10/2000	Eff RP	ect REFUSE PER	MISS	TON
7.	Grant	O.C.M. No. Date	Eff RP	ect REFUSE PER	MISS	ION
8.	Appeal Lodged	10/11/2000	Wri	tten Represe	entat	ions
9.	Appeal Decision	19/03/2001	Ref	use Permissi	on	
10.	Material Contrav	rention	· ·	<del>-</del>		
11.	Enforcement	Compensation	<del> </del>	Purchase N	otic	(e
12.	Revocation or An	nendment				*=
1.3 ,	E.I.S. Requested	E.I.S. Received		E.I.S. App	eal	ш <del>за</del> .

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	Registrar	Date	Receipt No.		

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# 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 13<sup>th</sup> 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.

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

Dated this 9th day of March

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		South Dublin County Local Governm (Planning & Devel Acts 1963 to 1 Planning Register	ent opment) 1993	Plan Register No.
1.	Location	Cooldown Commons/Fortunes	town Lane, Fortu	nestown, Dublin
2	Development	Site access from Fortuness outfall drains and service dwellings in 2 and 3 store storey 4 bed semi detached storey 4 bed terraced house storey semi detached duple having 2 no. 2 bed dwelling dwellings at upper levels	es and the erect ey developments d houses at site ses at site 3-26 ex residential b ngs at ground le	ion of 138 as follows: Two nos. 1 and 2. Two incl. 28 no. 3 uildings with each vel and 2 no. 3 bed
3	Date of Application	05/05/00		ther Particulars ested (b) Received
3a.	Type of Application	Permission	2.	1.,
4	Submitted by	Name: Horan Associate Address: 127 Phibsboro	es Architects, Road, Dublin 7.	
5.	Applicant	Name: Mr. Hugh McDon Address: Castle Road, S	nell, aggart, Co. Dubl	in.
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 Contr	avention	± = ±0 ±	
11.	Enforcement	Compensation	Purchas	e Notice
		4 ELEA	50-5-N =	
12.	Revocation or	Amendment		

10	Registrar	Date	Receipt No.
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(4)

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

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PLANNING
DEPARTMENT
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Dublin 24.

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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.

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

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PLANNING DEPARTMENT

County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000

Fax: 01-414 9104

REG REF. SOOA/0298

MY

13/10/00

for SENIOR ADMINISTRATIVE OFFICER

#### Reasons

- 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.
- 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.
- 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.
- 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.
- 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:
  Page 2 of 4

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

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 Cou	nt oment) 93	Plan Register No. S00A/0298
1.	Location	Cooldown Commons/Fortunestor	wn Lane, Fortun	estown, Dublin
2	Development	Site access from Fortunestor outfall drains and services dwellings in 2 and 3 storey storey 4 bed semi detached storey 4 bed terraced houses storey semi detached duplex having 2 no. 2 bed dwellings dwellings at upper levels at	and the erecti developments a houses at site s at site 3-26 residential bu s at ground lev	on of 138 s follows: Two nos. 1 and 2. Two incl. 28 no. 3 ildings with each el and 2 no. 3 bed
3.	Date of Application	05/05/00		her Particulars sted (b) Received
3a.	Type of Application	Permission	1	1
4.	Submitted by	Name: Horan Associates Address: 127 Phibsboro Roa		
5 >	Applicant	Name: Mr. Hugh McDonnel Address: Castle Road, Sagg		n.
6.	Decision	O.C.M. No. 1730  Date 02/08/2000	Effect TX REQUEST T	TIME EXTENSION
7.	Grant	O.C.M. No. Date	Effect TX REQUEST 7	CIME EXTENSION
8.	Appeal Lodged			02:
9.	Appeal Decision			
10.	Material Contra	vention		
11.	Enforcement	Compensation	Purchase	Notice
12.	Revocation or A	nendment	T	<u></u> ,
13.	E.I.S. Requested	d E.I.S. Received	E.I.S. Ap	peal

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

Decision 02/08/2000
05/05/00
3

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 14/09/2000

Yours faithfully

02/08/00

for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architects, 127 Phibsboro Road, Dublin 7.