

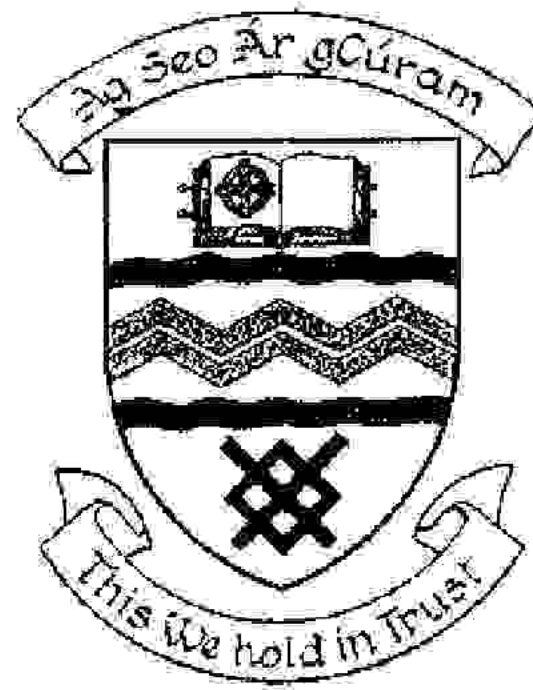
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0106	
1. Location	The Laurels, Main Street, Tallaght, Dublin 24		
2. Development	Demolition of existing dwelling house, commercial unit and light industrial garage, all single storey and the construction of mixed residential and commercial development comprising 111 sq.m. commercial unit, 2 number two bed apartments and 2 no three bed apartments in a three storey block at the front of site linked to 11 number one bed apartments, 7 number two bed apartments in a four storey block towards the rear of the site, all over a single storey basement carpark accommodating 19 number car spaces.		
3. Date of Application	22/02/00	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: Mr. David O'Riordan Address: The Laurels, Main Street, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 0813  Date 19/04/2000	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. .... Receipt No.

Date

Registrar

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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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 0813	Date of Decision 19/04/2000
Register Reference S00A/0106	Date 22/02/00

Applicant Mr. David O'Riordan

Development Demolition of existing dwelling house, commercial unit and light industrial garage, all single storey and the construction of mixed residential and commercial development comprising 111 sq.m. commercial unit, 2 number two bed apartments and 2 no three bed apartments in a three storey block at the front of site linked to 11 number one bed apartments, 7 number two bed apartments in a four storey block towards the rear of the site, all over a single storey basement carpark accommodating 19 number car spaces.

Location The Laurels, Main Street, Tallaght, Dublin 24

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

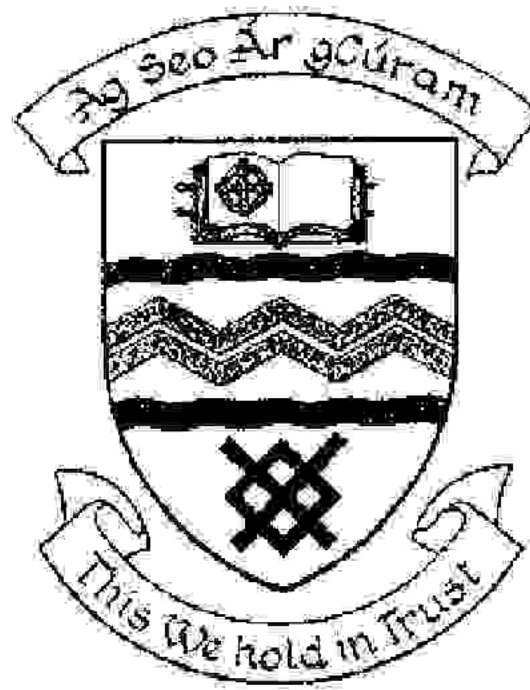
Fitzgerald Kavanagh Associates  
26 Upper Mount Street,  
Dublin 2.



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REG REF. S00A/0106

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

19/04/00

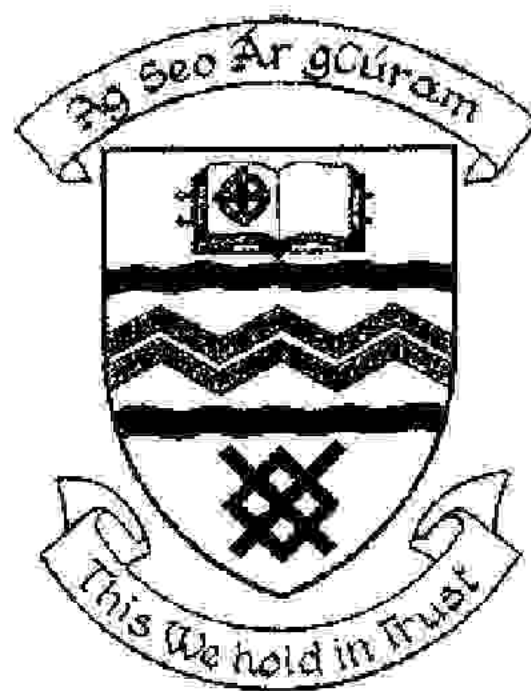
Reasons

- 1 The site forms part of a site designated in the Tallaght Integrated Area Plan. The development as proposed is piecemeal in nature and does not facilitate the development of an urban streetscape as proposed in the approved Integrated Area Plan. The development would prejudice the future development of the Integrated Area site as designated in the Tallaght Integrated Area Plan and would be contrary to the proper planning and development of the area.
- 2 The car parking provision on site is sub-standard and does not comply with the requirements of the Development Plan. The development as proposed would result in a significant amount of on street car parking on the Main Street and would endanger public safety by reason of a traffic hazard and obstruction of road users.
- 3 The development as proposed would be premature pending the completion of the Greenhills Road extension. The development as proposed would result in the intensification of use of the existing laneway, would lead to increased traffic turning movements in conflict with traffic lights and would endanger public safety by reason of a traffic hazard and obstruction of road users.
- 4 The development as proposed comprising a development at 3-4 storeys in height and having serious shortfall car parking and private open space and in the absence of an overall proposal for the development of adjoining lands is considered to be an overdevelopment of the site. The

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development as proposed is considered to be contrary to the proper planning and development of the area.

- 5 The information as lodged is insufficient as regards existing and proposed services. A grant of Planning Permission would be prejudicial to public health and would be contrary to the proper planning and development of the area.