

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

Planning Department,
46-49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:
OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~:
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: Steward Young, Architect,
42, Upper Dominick Street,
Dublin 7.

Register Reference No: K.1851..

Planning Control No: 17319..

Application received: 27/7/76..

APPLICANT: Mr. J. James.

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/3187/76 dated 24th September, 1976 decide to refuse:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

for proposed 2-storey dwellinghouse at rear of 5, The Crescent, Lucan.

for the following reasons:

1. The site is located in an area zoned "to preserve and improve residential amenity. A house as proposed in the back garden of an existing house would be incompatible with the use, zoning, provision of the Development Plan and be injurious to the amenities of existing occupants of houses in the Crescent.
2. The proposed development would endanger public safety by reason of traffic hazard due to the fact that a safe vehicular access could not be provided from the Calbridge Road. This arises because of the very narrow road frontage within applicant's ownership and the difference in level between site and public road.
3. Such a development as proposed could set a precedent for development of adjoining back gardens with consequent increase in the number of hazardous accesses.
4. There is no public foul sewer available to serve the proposed development due to lack of pipe capacity.
5. The proposed development would be premature by reason of the said existing deficiency in the provision of a sewerage facilities and the period within which such deficiency may reasonably be expected to be made