

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10692	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.2724
1. LOCATION	Floraville Estate, Clondalkin		
2. PROPOSAL	Re-siting of house nos. 52a, 48e, & 48f Floraville Lawn & 47, 48, & 48a Floraville Avenue.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 19th Dec. 1975	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Burke & O'Dea Address 40 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name Rathgar Builders Ltd. Address Floraville Estate Office, Floraville Estate, Clondalkin, Co. Dublin.		
6. DECISION	O.C.M. No. P/401/76 Date 18/2/76		Notified 18/2/76 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 18th March, 1976 Type 1st Party		Decision Effect
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			

Prepared by

Checked by

Grid Ref.

O.S. Sheet

Copy issued byRegistrar.

Date

Co. Accts. Receipt No.

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:
Messrs. Burke & O'Shea,
Architects,
40, Fitzwilliam Place,
Dublin 2.

Register Reference No: H.2724
Planning Control No: 10692
Application received 19/12/75.

APPLICANT: Rathgar Builders Ltd.

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/401/76, dated 18th February, 1976, decide to refuse:

~~OUTLINE PERMISSION;~~ PERMISSION; ~~APPROVAL;~~

for proposed siting of houses Nos. 52A, 48E and 48F, Floraville Lawn, Clondalkin, and Nos. 47, 48 and 48a Floraville Avenue, Clondalkin,
for the following reasons:

1. The proposed development would contravene materially a condition attached to an existing permission (condition 4 of P/838/70, dated 3/7/70, as site 49H in its entirety and portion of site 49F are shown located on the approved open space for the estate).
2. The proposed revisions results in overcrowding of houses on the south west side of Floraville Lawn, leaving sites 48c, 48b, 48e, 48F and 52A with inadequate rear gardens. In this regard 52A is completely unsatisfactory due to its proximity to the rear boundary and to houses 47 and 48.
3. The side garden of 48A is shown to be 15-ft. This is sub-standard and is far less than the County Council's minimum building line requirement of 25-ft.

Signed on behalf of the Dublin County Council: *mk*

Date: 18th February, 1976.

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.