

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.989.
1. LOCATION	'Lisheens', Butterfield Avenue, Templeogue. S		
2. PROPOSAL	Nine two-storey houses.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 24.5.1982.	Date Further Particulars (a) Requested 1. 23rd July, 1982 Time ext. up to & 2. incl., 14/1/83 (b) Received 1. 2.
4. SUBMITTED BY	Name Burke-Kennedy Doyle & Pts. Address 23, Lr. Hatch Street, Dublin 2.		
5. APPLICANT	Name Mr. G. Jones. Address 'Lisheens', Butterfield Ave., Templeogue.		
6. DECISION	O.C.M. No. PA/57/83 Date 14th Jan., 1983		Notified 14th Jan., 1983 Effect To refuse permission,
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 7th Feb., 1983 Type 1st Party,		Decision WITHDRAWN Effect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.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

An Bord Pleanála

PL 6/5/62409

Planning Department
Dublin County Council
Irish Life Centre
Lower Abbey St. Dublin 1

Date 30 November 1983

Your Ref. XA989

Appeal re:

Three two-storey houses at Kishorens
Butterfield Avenue for Mrs Gerry Jones

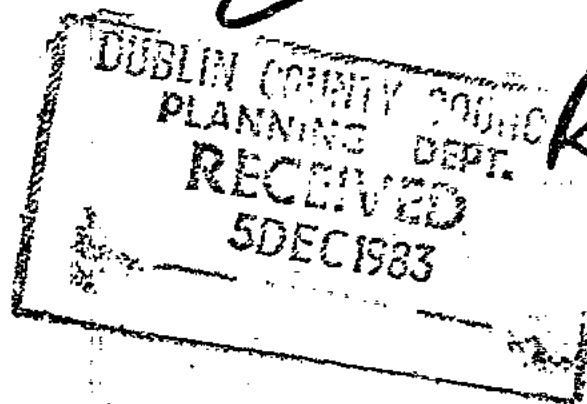
A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1982, has been withdrawn.

Mise, le meas,

Máiréall

T.C. 8
P. Ke
Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01) 728011.



Paul Gort

DUBLIN COUNTY COUNCIL

Phone 724755
262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976 ~~XXXXXX~~ 1963-1982

To;

..... Burke Kennedy Doyle & Pte., Register Reference No. ~~XA~~ 989
..... 23 Lr. Hatch St., Planning Control No.
..... Dublin 2. Application Received 24/5/82
..... Additional Inf. Recd. 13/9/82
..... Time Ext. up to 14/1/83
APPLICANT G. Jones.

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/A/57/83 dated 14/1/83 decide to refuse:

~~XXXXXX PERMISSION~~

PERMISSION

~~APPROVAL~~

For 9 two storey houses at Lisheens, Butterfield Ave.

for the following reasons:

1. The proposal for a high density housing development on a restricted site in an area zoned "to preserve and improve residential amenity" and where the existing residential properties consist of low density detached and semi-detached houses having large gardens would contravene materially the above objective, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of residential properties in the vicinity.
2. The site layout proposed for a high density housing development on a restricted site, which provides for insufficient public open space and would result in the felling of many good ~~xxx~~ quality trees would contravene materially the zoning objective for the area which is "to provide for the preservation of trees and woodlands", ~~and~~ would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of residential properties in the vicinity.
3. The vehicular access to the proposed development is located on Washington Lane, which is a narrow and substandard road. The proposal which would generate additional traffic on this substandard roadway would endanger public safety by reason of a serious traffic hazard.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 14th January, 1983.

An appeal against the decision may be made to An Bord Pleanála by the applicant within one month from the date 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 An Bord Pleanála, Irish Life Centre, Dublin 1, and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

FUTURE PRINT

XA 989

12th November, 1982.

Burke Kennedy Doyle & Pts.,
23 Lower Hatch Street,
DUBLIN 2.

RE: Proposed nine two storey houses at Lisheens, Butterfield Ave.,
for G. Jones.

Dear Sir,

With reference to your planning application received here on 24th May, 1982 (Additional Information received 13.9.82, letter for extension period received 9th November, 1982), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Acts, 1986, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 14th January, 1983.

Yours faithfully,



for Principal Officer.

XA.989

23rd July, 1982.

Burke Kennedy Doyle & Partners,
23, Lower Hatch Street,
Dublin 2.

Re: P.C. No. 15978: Proposed nine-two-storey houses at Lisheens,
Butterfield Avenue for Mr. Gerry Jones.

Dear Sirs,

With reference to your planning application received here on 24/5/'82 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. Further information is required which should provide for:-
 - a) Details and locations of existing foul and surface water sewers traversing the site and the applicants proposal for ensuring that new buildings are not located within 5 metres of the sewers.
 - b) Specific proposals for improvement to Washington Lane so as to provide safe approach and access to the site.
 - c) Details of existing mature trees and landscape features together with proposals for their protection and retention
 - d) Applicants specific proposals for preserving the amenities of adjoining residential properties, particularly at the south-east boundary of the site.

NOTE: Applicants architect's to consult with County Council before submitting any further information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer