

997/67
7 SE 1967

P.C. 9882-Reg. 4158

28 Mean Fomhair 1967

P.T. Hickey & Assoc.,
Windgate,
Greystones,
Co. Wicklow.

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Re/ Housing development at Fort Rose, Templeogue Road,
Templeogue, for James O'Loughlin

A Chara,

With reference to your letter of the 7th inst. regarding planning permission in connection with above, I am to inform you that before the application can be considered under the Local Government (Planning & Development) Act, 1963 the following information must be submitted as:-

- (1) The location and type of existing trees on the site have not been shown on the plans submitted. The applicant should also submit proposals for the retention of the maximum number of trees.
- (2) The proposed development does not indicate any provision for open space and a revised layout should be provided taking this matter into account.

Mise, le meas,

a.s. Bunai.

P.T. Hickey & Assoc.,

Dublin County Council

Windgate, Greystones,

Planning Control No. 9882

Co. Wicklow.

Application received 7/9/67 & 31/10/67.

APPLICANT

James O'Loughlin.

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/1434/67 dated 29/12/67 make a decision pursuant to Section 26(1) of the Act refusing outline permission for:

Housing development and shops at Fort Rose, Templeogue Road,

Templeogue.

for the following reasons:-

- (1) The layout proposed, with main access to the main Blessington Road (T.42), is unsatisfactory and would create a serious traffic hazard by reason of the movement of vehicles to and from the proposed development.
- (2) The scale of the shopping facilities proposed, located in an primarily residential area, would seriously injure the amenities of the existing and proposed residential properties.
- (3) The plans submitted are in conflict with the Council's Draft Development Plan proposals in that no open space is provided in the development.

NOTE You are advised to consult with the Planning Authority before submitting further plans for the development of this site.

Signed on behalf of the Dublin County Council:

for County Secretary

Date: 29th December, 1967.

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 the nature of the applicant's interest in the property affected and should be addressed to the Secretary, Department of Local Government, (Planning Appeals Section), 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 outline permission as if it had been made to him in the first instance.