

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0924	
1. Location	Sites 1 to 9 incl., Road 12, Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	Alterations and change of house type to approved layout (Reg. Ref. S99A/0239, PL. 06S112139), to include 4 no.3 bed house type C, in lieu of 6 no. 3 bed house type C, on sites 17 to 27 (odd) Road 11 and 20 No. houses (12 no. 3 bed house type D, 4 no.3 bed terraced house type E and 4 No. 2 bed terraced house type F), in lieu of 8 No. 3 bed house C and 1 No. 4 bed house type A on sites 1 to 9 incl.		
3. Date of Application	21/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/01/2000 2.	1. 19/01/2000 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Tierra Limited., Address: 5 Seafield Grove, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 0547 Date 15/03/2000	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.

Registrar

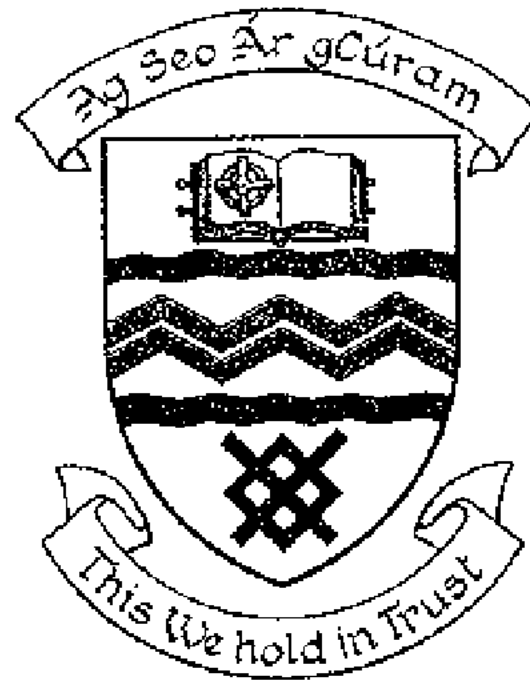
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Date

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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0547	Date of Decision 15/03/2000
Register Reference S99A/0924	Date 21/12/99

Applicant Tierra Limited.,

Development Alterations and change of house type to approved layout (Reg. Ref. S99A/0239, PL. 06S112139), to include 4 no.3 bed house type C, in lieu of 6 no. 3 bed house type C, on sites 17 to 27 (odd) Road 11 and 20 No. houses (12 no. 3 bed house type D, 4 no.3 bed terraced house type E and 4 No. 2 bed terraced house type F), in lieu of 8 No. 3 bed house C and 1 No. 4 bed house type A on sites 1 to 9 incl.

Location Sites 1 to 9 incl., Road 12, Ballydowd Manor, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/01/2000 /19/01/2000

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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REG REF. S99A/0924

.....
for SENIOR ADMINISTRATIVE OFFICER

15/03/00

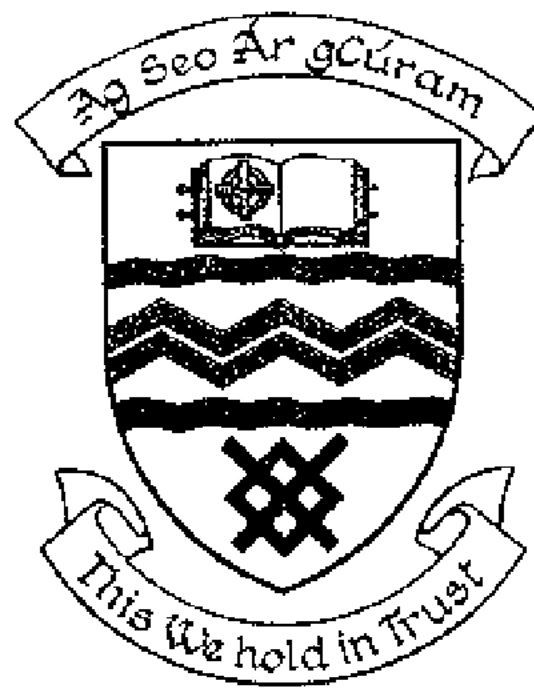
Reasons

- 1 The proposed development will involve construction of a cul-de-sac road with a substandard turning bay in relation to the number of dwelling units it is proposed to serve. This will give rise to difficult traffic turning movements, potential conflict with on-street parking and with pedestrian movement. The proposed development would therefore endanger public safety by reason of traffic hazard.
- 2 The proposal to re-orientate units 17, 19, 21, 23, 25 and 27 such that they no longer overlook the area of public open space to the north, will undermine the integration of the Ballydowd Manor development with the Willsbrook Woods development to the north, while also failing to provide adequately for personal security. In this regard, the proposed development is considered to conflict with para 3.4.1 of the County Development Plan in relation to residential development standards. The proposed development does not therefore conform with the proper planning and development of the area.
- 3 In view of the density of development proposed, the substandard level of provision of private open space, the failure to overlook the area of public open space to the north, and the inadequacies of the turning bay of the proposed cul-de-sac road, the proposed development will not achieve the desired level of residential amenity for new housing development. The proposed development does not therefore conform with the proper planning and development of the area.

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REG. REF. S99A/0924

- 4 The proposed development would materially contravene
Condition No. 1 of an existing permission for development,
Reg. Ref. S99A/0239.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0062	Date of Order 17/01/2000
Register Reference S99A/0924	Date 21/12/99

Applicant Tierra Limited.,

Development Alterations and change of house type to approved layout
(Reg. Ref. S99A/0239, PL. 06S112139), to include 4 no.3
bed house type C, in lieu of 6 no. 3 bed house type C, on
sites 17 to 27 (odd) Road 11 and 20 No. houses (12 no. 3
bed house type D, 4 no.3 bed terraced house type E and 4 No.
2 bed terraced house type F), in lieu of 8 No. 3 bed house C
and 1 No. 4 bed house type A on sites 1 to 9 incl.

Location Sites 1 to 9 incl., Road 12, Ballydowd Manor, Lucan, Co.
Dublin.

Dear Sir/Madam,

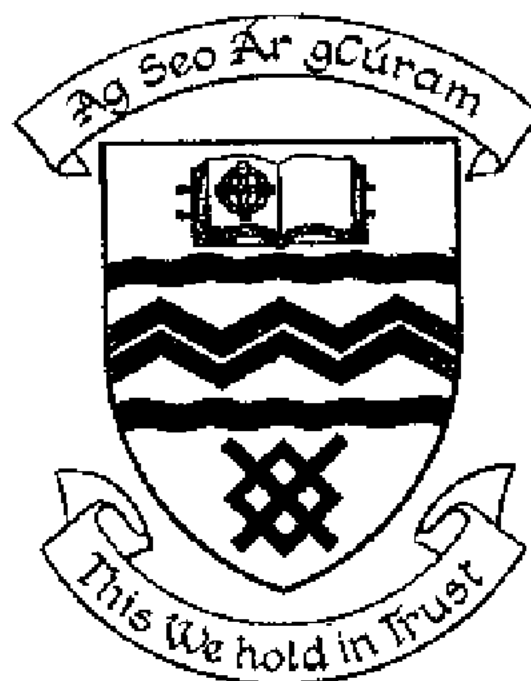
An inspection carried out on 13/01/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S99A/0924

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


.....
for Senior Administrative Officer.

17/01/00