

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0517	
1. Location	To side of 186A St. James's Road, Walkinstown, Dublin 12.		
2. Development	Construction of two storey semi detached dwelling with shared driveway and incorporating existing single-storey extension.		
3. Date of Application	29/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 13/08/1999 2.	1. 19/08/1999 2.
4. Submitted by	Name: H.K.O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Gary and Rita Hogan, Address: 186a St. James Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 2257 Date 14/10/1999	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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		Date	Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2257	Date of Decision 14/10/1999 <i>LM</i>
Register Reference S99A/0517	Date 29/07/99

Applicant Gary and Rita Hogan,
Development Construction of two storey semi detached dwelling with shared driveway and incorporating existing single- storey extension.
Location To side of 186A St. James's Road, Walkinstown, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/08/1999 /19/08/1999

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

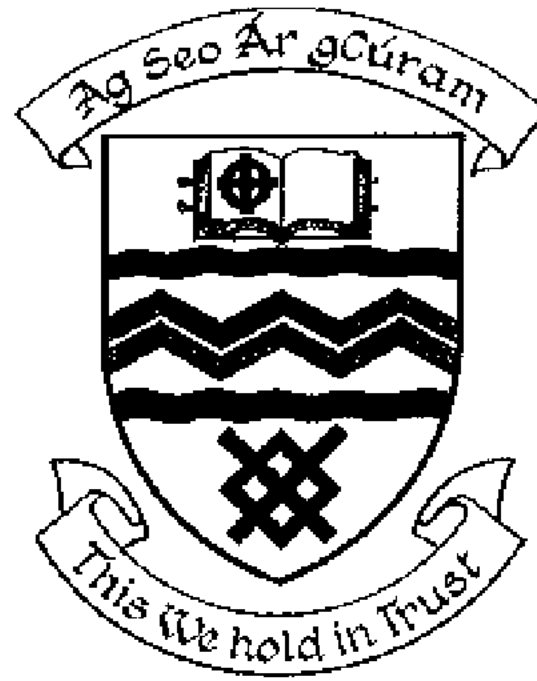
LM
..... 15/10/99
for SENIOR ADMINISTRATIVE OFFICER

H.K.O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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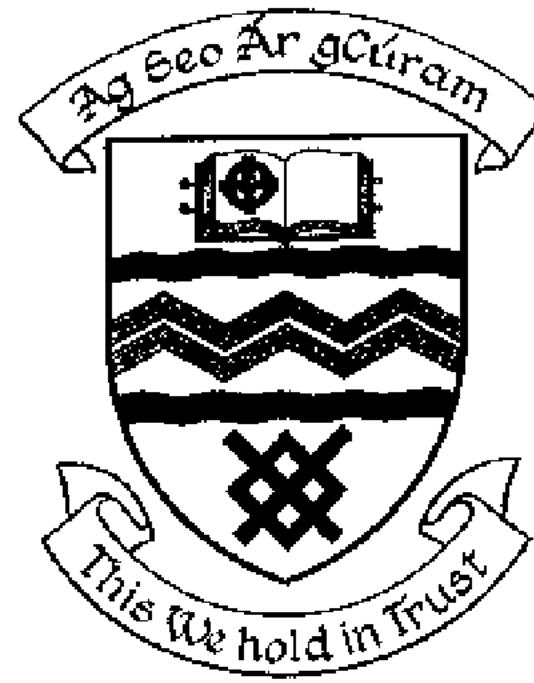
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REG REF. S99A/0517

Reasons

- 1 It is considered that the proposed front garden and shared driveway arrangement is substandard and that the breaking of an established building line on St. Bridgets Drive combined with the limited available plot width is likely to result in a design which will result by reason of its necessary bulk and proximity to the edge of the footpath in an overall impression of a cramped development.
Having regard to the above it is considered that the proposed development constitutes over development of a restricted site and as such would be seriously injurious to residential amenity and depreciate the value of property in the vicinity.
- 2 It is considered that the proposed development would set an undesirable precedent for other similar developments which would in themselves and cumulatively not be in the interests of the proper planning and development of the area.

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

Order Number 1742	Date of Order 13/08/1999
Register Reference S99A/0517	Date 29/07/99

Applicant Gary and Rita Hogan,

Development Construction of two storey semi detached dwelling with shared driveway and incorporating existing single- storey extension.

Location To side of 186A St. James's Road, Walkinstown, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 11/08/99 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:-

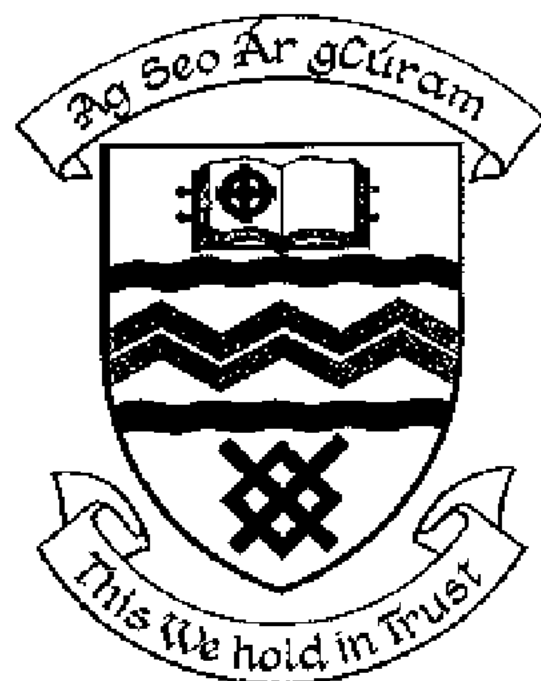
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

H.K.O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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- (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,

Stephanie M. Gormack
.....
for Senior Administrative Officer.

16/08/99