

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0837	
1. Location	Site B4 north of Celbridge Road opposite entrance to Lucan golf club and adjacent to Weston Heights, Cooldrinagh, Lucan, Co. Dublin.		
2. Development	Development of a new detached dormer bungalow and the conversion of the existing cottage into a granny flat for the proposed dwelling.		
3. Date of Application	08/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/01/1999 2.	1. 12/01/1999 2.
4. Submitted by	Name: Philip J. Staunton Architects Address: The Old Coachhouse, 22 Aungier Street, Dublin 2.		
5. Applicant	Name: Weston Properties Ltd. Address: 12 Strand Road, Sutton, Dublin 13.		
6. Decision	O.C.M. No. 0462 Date 03/03/1999	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 Date Receipt No.	

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

Decision Order Number 0462	Date of Decision 03/03/1999
Register Reference S98A/0837	Date 8th December 1998

Applicant	Weston Properties Ltd.
Development	Development of a new detached dormer bungalow and the conversion of the existing cottage into a granny flat for the proposed dwelling.
Location	Site B4 north of Celbridge Road opposite entrance to Lucan golf club and adjacent to Weston Heights, Cooldrinagh, Lucan, Co. Dublin.

Floor Area	Sq Metres
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Time extension(s) up to and including

Additional Information Requested/Received 07/01/1999 /12/01/1999

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 03/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Philip J. Staunton Architects
The Old Coachhouse,
22 Aungier Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S98A/0837

Reasons

- 1 Condition No. 8 attached to the planning permission granted under Reg. Ref. S97A/0635 states that "House No. 4 shown on the lodged site layout plan shall be omitted entirely from the development. The existing semi-detached cottage shall be retained. Provision for a vehicular private open space around the dwelling shall be in accordance with the requirement set out under Paragraph 3.5.6 of the Dublin County Development Plan, 1993. Prior to the commencement of development the applicant shall submit a revised site layout plan for agreement with the Planning Authority". The proposed development which involves the construction of a dwelling on the same site to which House No. 4 referred would contravene, materially, a condition attached to an existing planning permission for permission.
- 2 The development which proposes to convert an existing semi-detached cottage into a self-contained 'granny-flat' completely detached from the proposed dwelling would materially contravene an objective of the 1998 South Dublin County Development Plan with regard to the provision of a 'family' flat as set out in Paragraph 3.4.10.

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

Order Number 0002	Date of Order 07/01/99
Register Reference S98A/0837	Date 8th December 1998

Applicant Weston Properties Ltd.

Development Development of a new detached dormer bungalow and the conversion of the existing cottage into a granny flat for the proposed dwelling.

Location Site B4 north of Celbridge Road opposite entrance to Lucan golf club and adjacent to Weston Heights, Cooldrinagh, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 23/12/98 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:

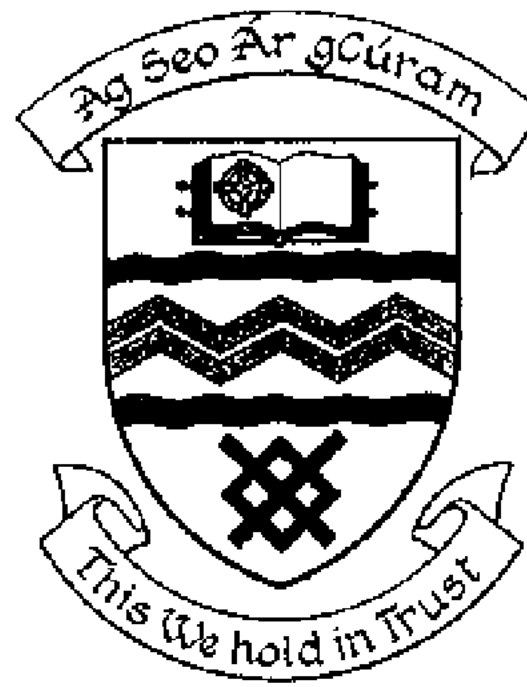
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

Philip J. Staunton Architects
The Old Coachhouse,
22 Aungier Street,
Dublin 2.

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REG REF. S98A/0837

- (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,

LAH
..... 07/01/99
for Senior Administrative Officer.