

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0815
1. Location	Crannog, Balgaddy, Clondalkin, Co. Dublin.	
2. Development	Conversion of existing residential unit to two no. retail units, refurbishment of existing retail unit and provision of new residential unit to rear of existing development.	
3. Date of Application	02/12/98	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 29/01/1999 1. 09/08/1999 2. 06/10/19 2. 22/09/20
4. Submitted by	Name: Joseph Ryan Address: 12 Grange Downs, Rathfarnham,	
5. Applicant	Name: Mr. Paddy Murphy Address: 164 Aylmer Rd., Newcastle, Co. Dublin.	
6. Decision	O.C.M. No. 2540 Date 15/11/2000	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 Date Receipt No.

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

Decision Order Number 2540	Date of Decision 15/11/2000
Register Reference S98A/0815	Date 02/12/98

Applicant Mr. Paddy Murphy

Development Conversion of existing residential unit to two no. retail units, refurbishment of existing retail unit and provision of new residential unit to rear of existing development.

Location Crannog, Balgaddy, Clondalkin, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/01/1999 /09/08/1999

Clarification of Additional Information Requested/Received 06/10/1999 / 22/09/2000

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....*MM*..... 16/11/00
for SENIOR ADMINISTRATIVE OFFICER

Joseph Ryan
12 Grange Downs,
Rathfarnham,
Dublin 14.

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Reasons

- 1 The development proposed would constitute undesirable backland development, which would result in disorderly development and would create a precedent for similar development in the area. It would therefore be contrary to the proper planning and development of the area.
- 2 The existing uses would seriously conflict with the proposed residential element of the proposed development and would therefore result in a substandard development which lacks the appropriate level of residential amenity and would thus be contrary to the proper planning and development of the area.
- 3 The proposed development is partially on land within which the applicant has not sufficient estate or interest. The application is therefore premature pending such time as the land is registered to South Dublin County Council and the approval of the elected members of the Council is given to the disposal of the land in question to the applicant at a price to be determined by the Council's Valuer. The proposed development would therefore be contrary to the proper planning and development of the area due to the lack of adequate car parking provision to serve the development in accordance with Development Plan Standards.

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

Decision Order Number 2189	Date of Decision 06/10/1999
Register Reference S98A/0815	Date 02/12/98

Applicant Mr. Paddy Murphy
App. Type Permission
Development Conversion of existing residential unit to two no. retail units, refurbishment of existing retail unit and provision of new residential unit to rear of existing development.
Location Crannog, Balgaddy, Clondalkin, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 09/08/99 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 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 As requested under Point No. 3 of the Additional Information request, the applicant shall clarify the legal status of the area of land, located north of the premises, which it is intended to use for four car parking spaces. As this area of land is outside the applicant's interest, the applicant shall submit a letter of consent from the owners of the site to undertake the necessary works.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

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12 Grange Downs,
Rathfarnham,
Dublin 14.

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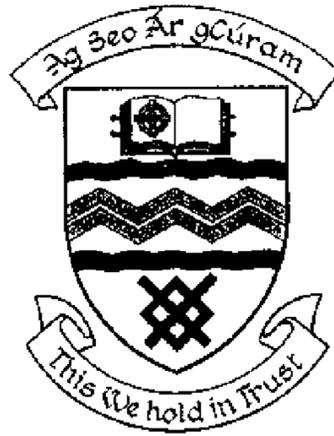
Yours faithfully

LAH

.....
for SENIOR ADMINISTRATIVE OFFICER

07/10/99

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

Decision Order Number 0175	Date of Decision 29/01/1999
Register Reference S98A/0815	<i>2nd December 1998</i> Date 29/01

Applicant Mr. Paddy Murphy
Development Conversion of existing residential unit to two no. retail units, refurbishment of existing retail unit and provision of new residential unit to rear of existing development.

Location Crannog, Balgaddy, Clondalkin, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/12/1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit full details of the proposed foul and surface water drainage including pipe sizes, gradients, cover and invert level, up to and including connection.
- 2 The applicant is requested to submit full details of watermain layout showing connection of public system.
- 3 The applicant is advised that the width of the road to the north of the existing dwelling as given on the block plan (Drawing No. 9801-PS01) does not correspond with the situation on site and the details given on the site location map in that the road is wider than the 3.5 metres indicated. In addition, the existing open space to the north of the road which is part grassed has not been shown. The said area is not straight as indicated on the block plan but curved as detailed on the site location map. As a consequence the proposed car parking arrangement bears no

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relationship to the situation on site. In addition the area that has been identified for car parking is in the ownership of the County Council from whom consent is required to undertake the necessary works.

The applicant is requested to submit a revised site plan to a scale of not less than 1:100 with the correct width of the road shown thereon. An accurate layout of the area to the north of the road with parking for 4 no. car spaces laid nose to kerb to be shown thereon. This revised drawing must be accompanied by a letter of consent from the owner of the site (South Dublin County Council) to undertake the necessary works.

- 4 The applicant is requested to submit a revised plan showing a private garden space of a minimum 60sq.m. to the rear of the proposed dwelling (exclusive of car parking area) in accordance with the 1998 South Dublin County Development Plan requirements.
- 5 The applicant is requested to detail the impact the proposed extension to the rear will have on the existing vehicular storage ancillary to the motor repair outlet and to submit details of where it is intended to provide additional off street parking to meet the shortfall.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

29/01/1999