

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0810	
1. Location	Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.		
2. Development	Two storey extension to units 1-4.		
3. Date of Application	15/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/03/98 2.	1. 09/04/98 2.
4. Submitted by	Name: H. K. O'Daly and Associates Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr W Dowling Address: Bedlesshill, Old Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1094 Date 05/06/98	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	
0	0	0	
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 1094	Date of Decision 05/06/98
Register Reference S97A/0810	Date 15th December 1997

Applicant Mr W Dowling

Development Two storey extension to units 1-4.

Location Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/03/98 /09/04/98

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.

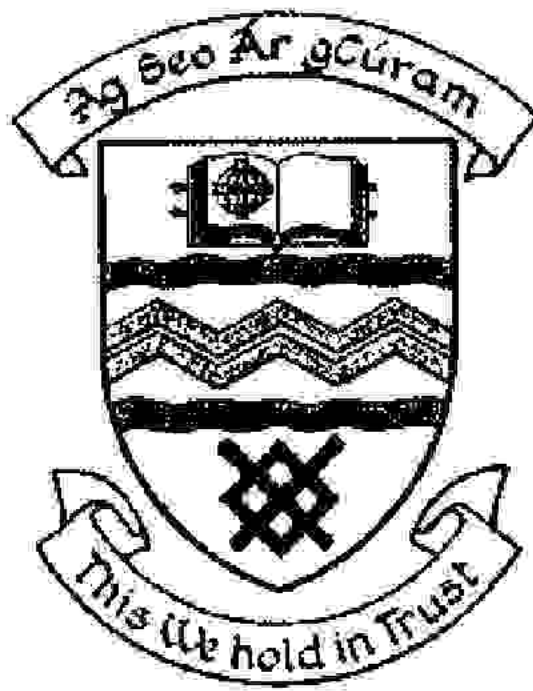
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

...D.C..... 05/06/98
for SENIOR ADMINISTRATIVE OFFICER

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

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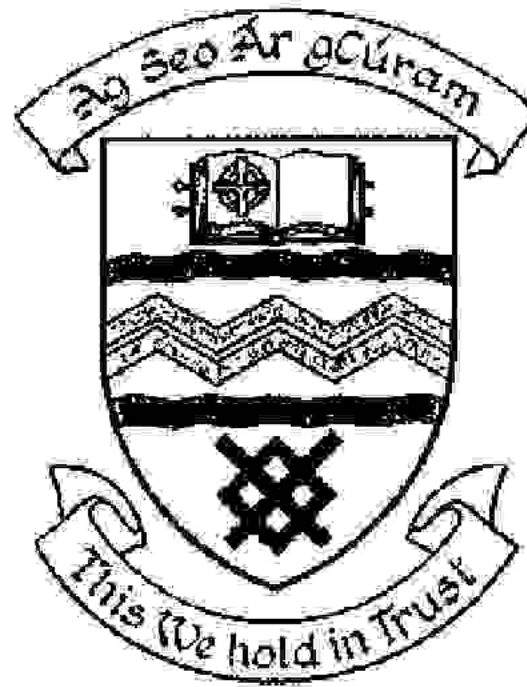
Reasons

- 1 The existing and proposed development is a non-conforming use within an area with the zoning objective F; to preserve and provide for open space and recreational amenities in the Dublin County Development Plan, 1993. Further intensification of the use of the units through extensions to the front and through the addition of an upper floor would materially contravene the zoning objective and be contrary to the proper planning and development of the area.
- 2 On site car parking provision is deficient having regard to current Development Plan standards in that provision is made for twenty-nine spaces whereas thirty-seven are required. The proposed development would lead to on-street car parking which would endanger public safety by reason of traffic hazard.
- 3 The industrial units abut the boundary with the site to the east on which single storey dwellings are located. The proposal to extend and intensify the use of the units and in particular to increase the units in height would be seriously injurious to the amenity of and would devalue the adjoining residential property by reason of proximity, overshadowing, noise and nuisance.

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

Decision Order Number 0498	Date of Decision 23/03/98
Register Reference S97A/0810	Date 15th December 1997

Applicant Mr W Dowling
Development Two storey extension to units 1-4.
Location Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/12/97 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:

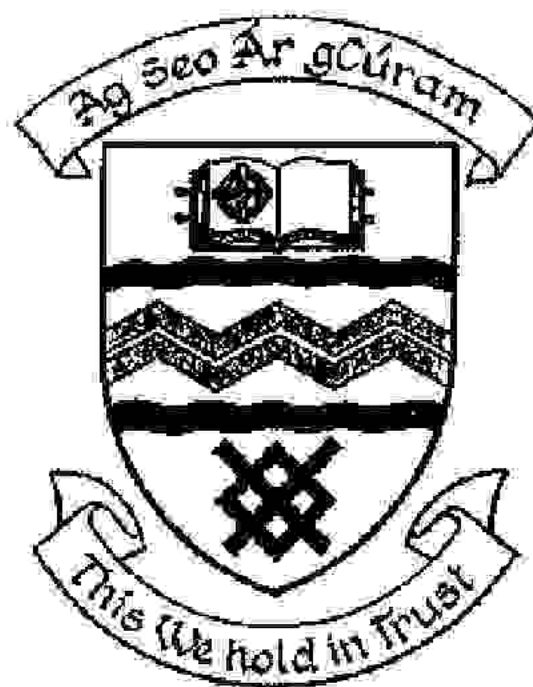
- 1 The applicant is requested to clarify his position in relation to the removal of unauthorised signage at the south-eastern corner of the site which, apart from causing a traffic hazard and being visually objectionable, would also interfere with the proposed development presently under consideration.
- 2 The applicant is requested to submit an accurate block plan of a scale not less than 1:500 showing the location of all residential dwellings in the immediate vicinity of the proposed development with particular regard to the adjoining dwellings to the east of the site.
- 3 The applicant is requested to submit details of the relationship between the proposed development and existing residential development to the east and north-east with particular reference to elevational treatment and to

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proposed differences in heights between existing and
proposed development.

- 4 The applicant is requested to submit an accurate site layout plan showing details of access, car parking layout to Development Plan standards and position and treatment of the boundary with the Naas Road.
- 5 Applicant is requested to submit full details of the proposed and existing drainage systems including the sizes, gradients, cover and invert levels up to and including connection to the public sewer.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

24/03/98

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

Order Number 0021	Date of order 08/01/98
Register Reference S97A/0810	Date 15th December 1997

Applicant Mr W Dowling
Development Two storey extension to units 1-4.
Location Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 06/01/98 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 the 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:

- (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)

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- (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.

08/01/98