

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0664	
1. Location	The Mews, Beechfield Court, Walkinstown, Dublin 12.			
2. Development	Revisions to approved plans to add a third storey, to accommodate a third bedroom to the approved 2 storey dwelling under the reg. no. S95A/0596 together with relocation of the gable window, entrance door and other minor adjustments to the elevation. The proposed structure remains on the footprint of the existing dwelling.			
3. Date of Application	12/12/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 09/01/97 2.	1. 13/01/97 2.	
4. Submitted by	Name: Edmund Burke & Partners, Address: Chartered Architects, Garland House, 28/30 Rathmines Park,			
5. Applicant	Name: Cleenore Ltd., Address: 11 Malahide Road, Swords, Co. Dublin.			
6. Decision	O.C.M. No. 0474	Effect		
	Date 11/03/97	RP REFUSE PERMISSION		
7. Grant	O.C.M. No.	Effect		
	Date	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  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
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Baile Átha Cliath 24.

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

<b>Decision Order Number</b> 0474	<b>Date of Decision</b> 11/03/97
<b>Register Reference</b> S96A/0664	<b>Date</b> 12th December 1996

**Applicant** Cleenore Ltd.,

**Development** Revisions to approved plans to add a third storey, to accommodate a third bedroom to the approved 2 storey dwelling under the reg. no. S95A/0596 together with relocation of the gable window, entrance door and other minor adjustments to the elevation. The proposed structure remains on the footprint of the existing dwelling.

**Location** The Mews, Beechfield Court, Walkinstown, Dublin 12.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 09/01/97 /13/01/97

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

.....  
for SENIOR ADMINISTRATIVE OFFICER 11/03/97

Edmund Burke & Partners,  
Chartered Architects,  
Garland House,  
28/30 Rathmines Park,  
Dublin 6.

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REG REF. S96A/0664



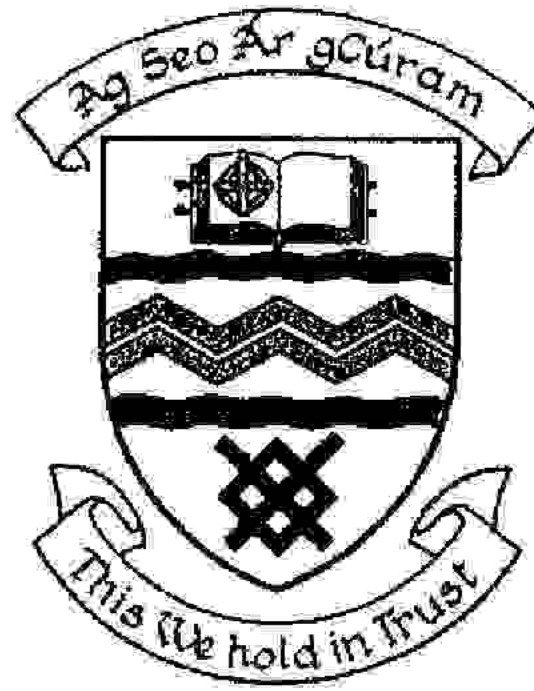
PLANNING  
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**Reasons**

- 1 The proposed development by reason of its height, scale and density, lack of private open space and its relationship with the existing apartment complex constitutes serious overdevelopment of the site and would result in sub-standard development and would be seriously injurious to the residential amenities of property in the area. The proposed development is contrary to the zoning objective "to protect and improve residential amenity", relevant to the site and thereby contravenes materially the Dublin County Development Plan 1993.
  
- 2 The proposed development, by reason of its injurious impact on the residential amenities of the area, would depreciate the value of property in the vicinity.

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

Order Number 0025	Date of Order 09/01/97
Register Reference S96A/0664	Date 12th December 1996

**Applicant** Cleenore Ltd.,

**Development** Revisions to approved plans to add a third storey, to accommodate a third bedroom to the approved 2 storey dwelling under the reg. no. S95A/0596 together with relocation of the gable window, entrance door and other minor adjustments to the elevation. The proposed structure remains on the footprint of the existing dwelling.

**Location** The Mews, Beechfield Court, Walkinstown, Dublin 12.

Dear Sir/Madam,

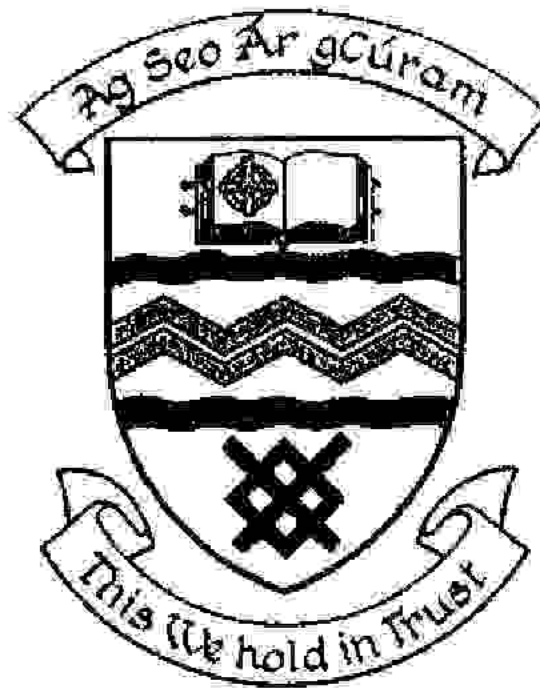
An inspection carried out on 17/12/96 has shown that site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (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 fulfil 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:  
Edmund Burke & Partners,  
Chartered Architects,  
Garland House,  
28/30 Rathmines Park,  
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S96A/0664

- (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.

09/01/97