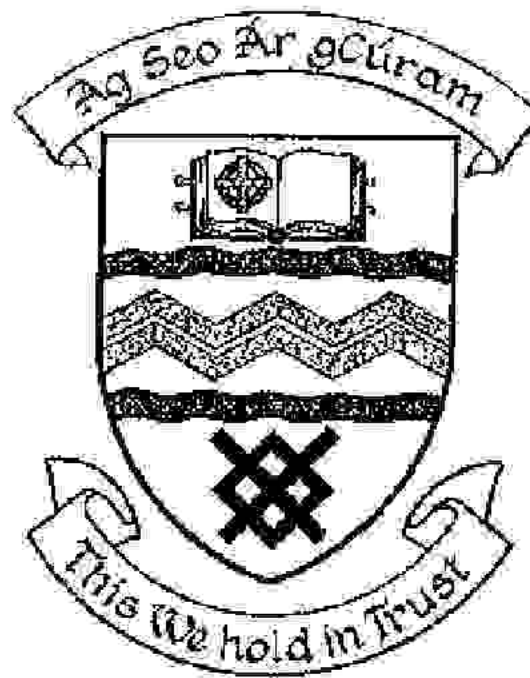


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0330	Date of Decision 12/02/2002
Register Reference S01A/0843	Date: 14/12/01

Applicant Mr Paul Dignam,
Development One number family dwelling adjacent to existing family
 dwelling.

Location 1 Dodsboro Cottages, Tandy's Lane, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

1 The Roads Department require a 2m set back of the front boundary on Tandys Lane frontage to provide 2 m footpath from existing foot path at Dodsboro Estate Entrance to the entrance of the proposed house. The applicant is requested to revise designs to allow for this requirement and submit revised drawings accordingly. The applicant shall also submit a letter of agreement from the owners of number 1 Dodsboro Cottages to remove the existing boundary hedging on Tandy's Lane frontage and set back of new front boundary approx. 2m, to provide for a 2m wide footpath from existing footpath at Dodsboro Estate entrance to the entrance of proposed house. The applicant is requested to show this provision on a revised site layout plan.

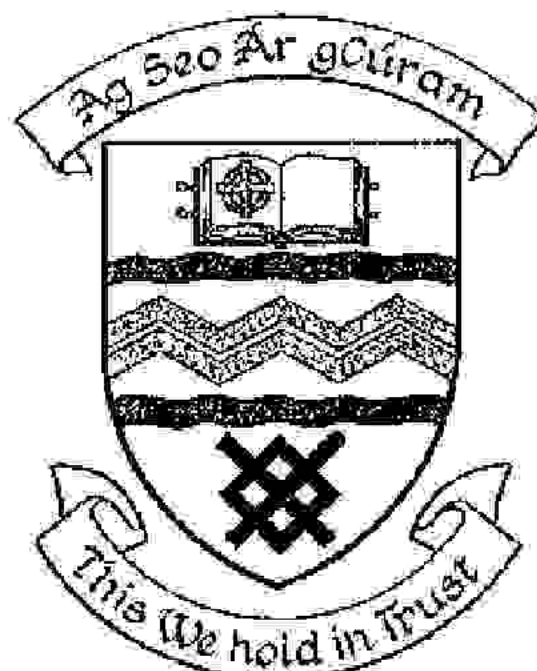
2 The proposed dwelling is within 2.5 m approximately of a 100mm diameter public watermain. No building is allowed within 5 m of such watermain. The applicant is requested to revise designs and submit 4 copies of a revised layout,

Eugene Spillane Architect,
9 Clarinda Park North,
Dun Laoghaire,
Co. Dublin.

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REG REF. S01A/0843


elevations and floor plans which accommodate a 5m setback from this watermain.

- 3 The proposed development is two storey and while there are two storey dwellings in the area, the proposed development due to its proximity to the existing single storey dwelling would lead to excessive overshadowing and loss of light to the existing dwelling, resulting in an unacceptable level of loss of residential amenity. The applicant is advised that a single storey dwelling would be more appropriate in this location. The applicant is requested therefore to revise the proposal and submit four copies of the relevant plans.
- 4 The applicant has not addressed the issue of the relationship between the side of the existing house and the facing side elevation of the proposed dwelling. Elevations of the existing dwelling must be provided to enable an assessment of the impact of the proposed dwelling to be determined in relation to loss of light and aspect of the existing house, these details shall include 4 no. copies of elevations and floor plans which clearly show the use of the rooms of no. 1 Dodsboro Cottages which will be effected by the proposed development.

The proposed design of the house is inadequate in that the proposal in its present form would be contrary to the proper planning and development of the area. Therefore the applicant shall be requested to redesign the proposed dwelling in view of the above issues. The applicant should also note that Development Plan standards require that each dwelling can provide 60sqm open space behind the front building line and rear gardens should be 11m deep.

The applicant is advised to contact Ms. Hazel McCarthy, Executive Planner, 4149000 ext 2335 prior to submitting a response to this request.

Signed on behalf of South Dublin County Council


for Senior Administrative Officer

12/02/02