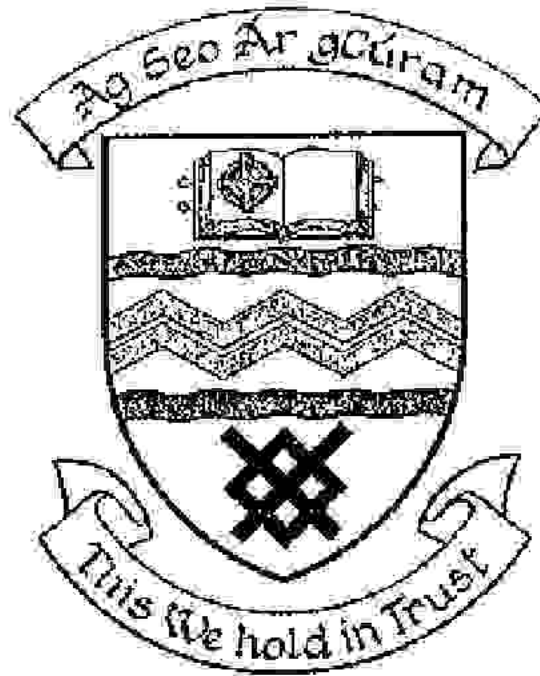


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2068	Date of Decision 29/05/2002
Register Reference S01A/0723	Date 31/10/01

Applicant Derek Masterson,
Development House in the side garden, use of the ground floor as a
 creche and turning circle for cars in the front gardens.
Location 36 Hillcrest Grove, Hillcrest, Lucan, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including 01/06/2002
Additional Information Requested/Received 17/12/2001 /08/02/2002
Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South 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

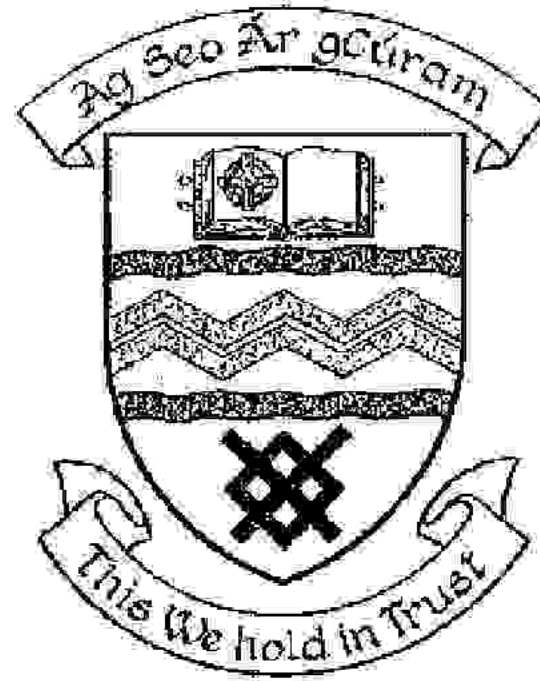

..... 30/05/02
for SENIOR ADMINISTRATIVE OFFICER

Robert J. Goff & Associates,
44 Meadow View Grove,
Hillcrest,
Lucan,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

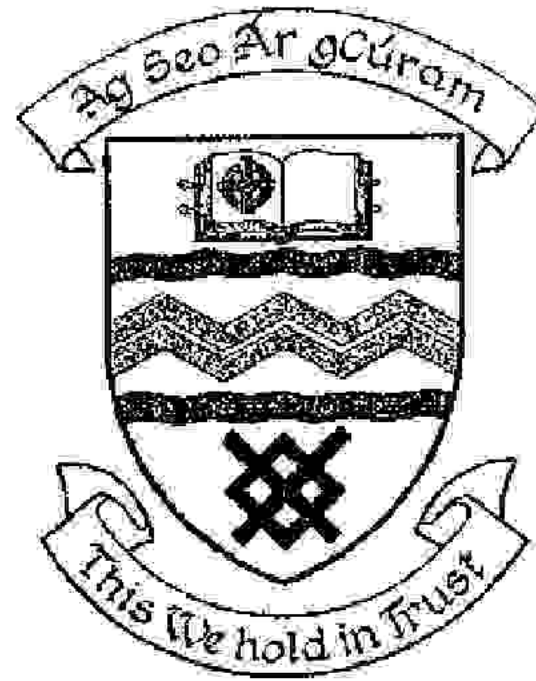
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0723

Reasons

- 1 The proposed dwelling by reason of its design, and location on this restricted site would be out of character with the existing pattern of residential development in the area and would thereby seriously injure the amenities and depreciate the value of the property in the vicinity.
- 2 The proposed development contravenes paragraph 3.4.19.i page 81 of the South Dublin County Council Development Plan 1998, (which requires a separation distance of minimum 2.3m to be provided between the flank walls of each house or semi-detached houses, in order to provide for adequate maintenance and as such would be contrary to the residential amenity and proper planning and development of the area.

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,
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Dublin 24.

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**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999
AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 0701	Date of Decision 04/04/2002
Register Reference S01A/0723	Date 31/10/01

Applicant Derek Masterson,
App. Type Permission
Development House in the side garden, use of the ground floor as a
creche and turning circle for cars in the front gardens.
Location 36 Hillcrest Grove, Hillcrest, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 03/05/2002

Yours faithfully

..... 04/04/02
for SENIOR ADMINISTRATIVE OFFICER

Robert J. Goff & Associates,
44 Meadow View Grove,
Hillcrest,
Lucan,
Co. Dublin.

J

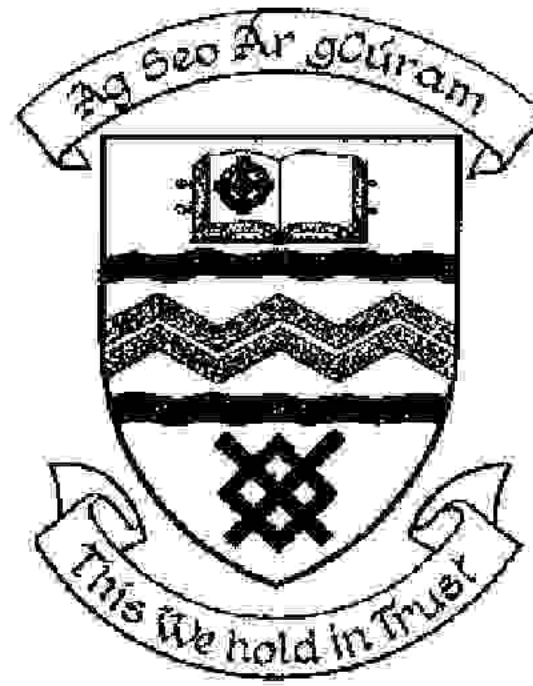
SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3706	Date of Decision 17/12/2001
Register Reference S01A/0723	Date: 31/10/01

Applicant Derek Masterson,
Development House in the side garden, use of the ground floor as a
creche and turning circle for cars in the front gardens.
Location 36 Hillcrest Grove, Hillcrest, Lucan, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/10/01 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 Please submit revised drawings for a reduced size dwelling such that pinch points with the adjoining dwelling are no less than 2.3m.
- 2 Please submit a breakdown of the age groups of children and the type of category their care will fall into.
- 3 Please submit a front elevation of the proposed dwelling and the existing dwelling at no. 36.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

17/12/01

Robert J. Goff & Associates,
44 Meadow View Grove,
Hillcrest,
Lucan,
Co. Dublin.