

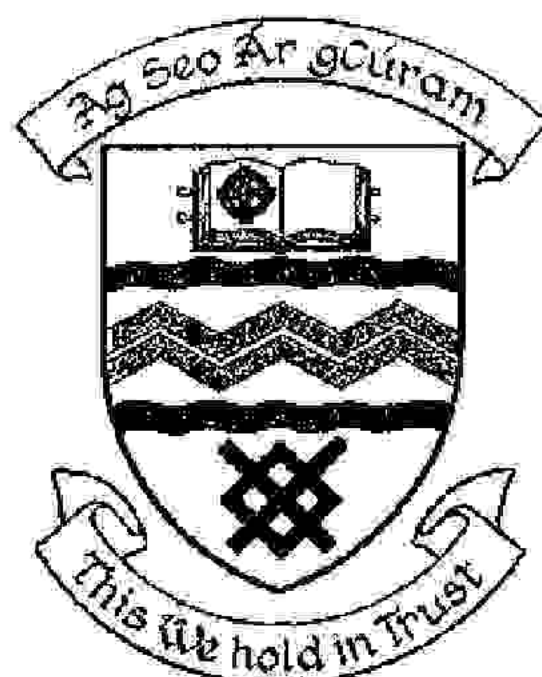
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0264	
1. Location	1 Hillsbrook Crescent, Dublin 12.		
2. Development	Demolition of existing garage to side and construction of new 2 storey dwelling attached to side of existing.		
3. Date of Application	04/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Downes Meehan & Robson, Address: "Camehly", Rolestown,		
5. Applicant	Name: Mr. & Mrs. N. Quinn, Address: 1 Hillsbrook Crescent, Dublin 12.		
6. Decision	O.C.M. No. 2295 Date 02/07/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

M.

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

Decision Order Number 2295	Date of Decision 02/07/2001
Register Reference S01A/0264	Date: 04/05/01

Applicant Mr. & Mrs. N. Quinn,
Development Demolition of existing garage to side and construction of
new 2 storey dwelling attached to side of existing.

Location 1 Hillsbrook Crescent, Dublin 12.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/05/01 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:

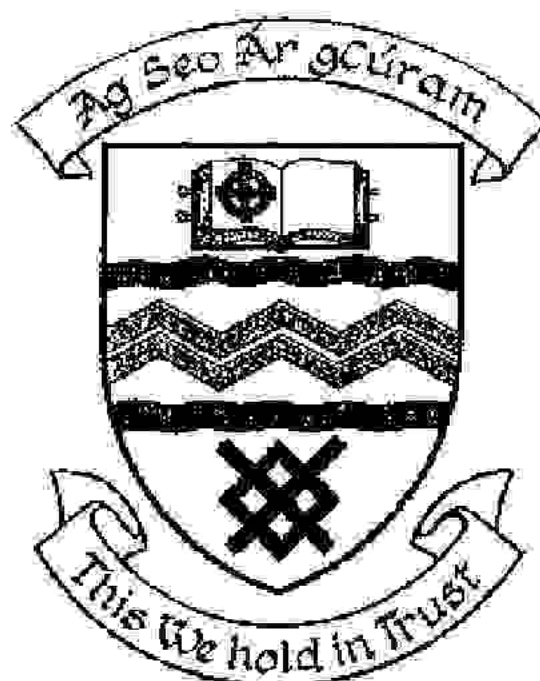
- 1 The applicant is requested to show two off street parking spaces and a separate access for both the proposed and the existing dwelling.
- 2 Part IV Article 23 subsection 1 of the Local Government (Planning and Development) Regulations, 1994 states that "Plans, drawings and maps accompanying a planning application shall comply with the following requirements. Part IV Article 23 subsection 1a of the Local Government (Planning and Development) Regulations, 1994 states that "site or layout plans shall be drawn to a scale of not less than 1:500 (which shall be indicated thereon), the site boundary shall be clearly delineated in colour, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells and other features in the vicinity of the land or structure to which the application relates shall be shown, "the applicant shall submit a site layout plan which complies with the regulations.

Downes Meehan & Robson,
"Camehly",
Rolestown,
Kilsallaghan,
Co.Dublin.

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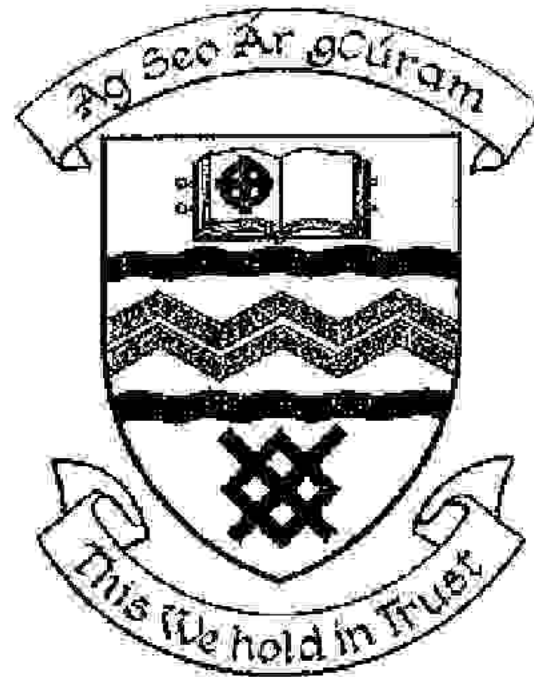
REG REF. S01A/0264

- 3 There is no foul drainage information provided with this application. Applicant is required to submit full details of foul drainage for the development. These shall include:
- . A layout showing the location of all proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations. It shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
 - . Applicant shall ensure full and complete separation of foul and surface water systems.
 - . Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. The applicant should also note that there is a 300mm diameter public foul sewer running through the garden of 1 Millsbrook Crescent.
- 4 There is no surface water drainage information provided with this application. Applicant is required to submit full details of the surface water drainage for the development. These shall include:
- . A layout showing the location of all proposed drains, sewers, gullies, petrol interceptors, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipes sizes, gradients, cover and invert levels, up to and including connection to public sewer.
 - . Applicant shall ensure full and complete separation of foul and surface water systems.
 - . Applicant shall noted that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- 5 There is no watermain information provided with this application. Applicant is required to submit full details of the watermains for the development. These shall include:
- . A detailed watermain layout for the development.
- 6 The applicant shall show the subdivision of the rear garden to provide for 60sq.m of private open space behind the front building line for each dwelling.

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Signed on behalf of South Dublin County Council

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.....
for Senior Administrative Officer

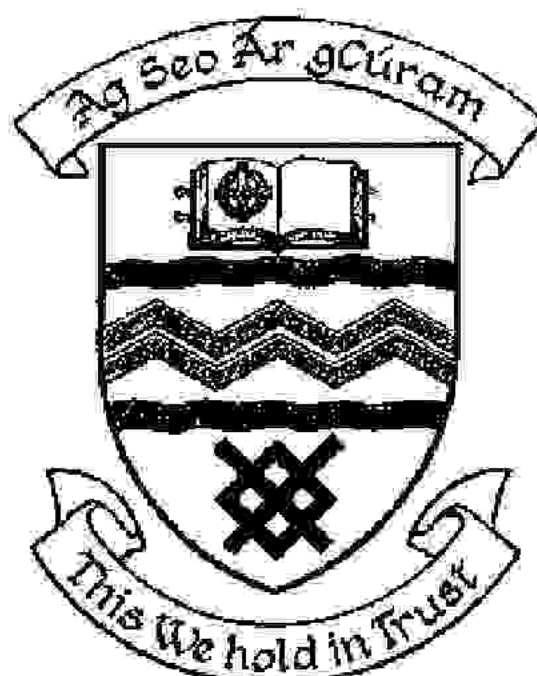
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**NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3599	Date of Decision 07/12/2001
Register Reference S01A/0264	Date 04/05/01

Applicant Mr. & Mrs. N. Quinn,
Development Demolition of existing garage to side and construction of
new 2 storey dwelling attached to side of existing.
Location 1 Hillsbrook Crescent, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/07/2001 /12/10/2001

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 Health District of Dublin, did by Order dated as above make a decision to REFUSE OUTLINE 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

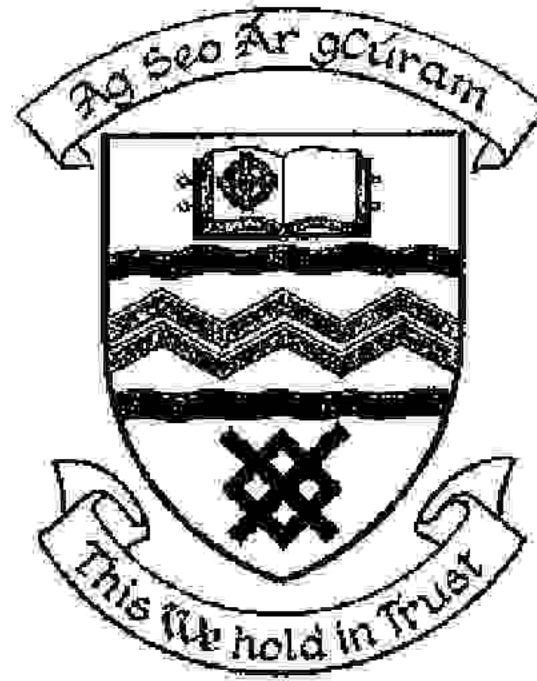
..... 10/12/01
for SENIOR ADMINISTRATIVE OFFICER

Downes Meehan & Robson,
"Camehly",
Rolestown,
Kilsallaghan,
Co. Dublin.

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Reasons

- 1 There is a 300mm diameter public foul sewer running through the application site, near to/under the location of the proposed new dwelling. Insufficient information and inadequate details of proposals to ensure that the proposed structure would not be within 5 metres of the said sewer have been submitted. It would not appear to be possible to achieve a 5m separation distance between the proposed (and existing) dwelling(s), as shown on the site layout plan, and the said 300mm sewer within the application site. The proposed development would therefore be prejudicial to public health.
- 2 Although the application form and public notices refer to an attached house, the revised site layout plan submitted as Additional Information appears to show a detached house. It is the view of the Planning Authority that the proposed detached dwelling would be out of character with the predominant form of development in the local area, which comprises rows of terraced dwellings. The proposed structure would also seriously infringe on the existing building line formed by the row of terraced dwellings to the east (rear) of the application site.