

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0915	
1. Location	Doddervale, Balrothery, Tallaght, Dublin 24.		
2. Development	Demolish existing house and construct 9 apartments in a 3 storey block.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/02/2001 2.	1. 12/07/2001 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello, Dublin 8.		
5. Applicant	Name: K. O'Sullivan, Address: 32 Laburnham Road, Clonskeagh, Dublin 14.		
6. Decision	O.C.M. No. 2889 Date 10/09/2001	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
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar		Date	Receipt No.

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SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2889	Date of Decision 10/09/2001
Register Reference S00A/0915	Date 22/12/00

Applicant K. O'Sullivan,
Development Demolish existing house and construct 9 apartments in a 3 storey block.
Location Doddervale, Balrothery, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/02/2001 /12/07/2001

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 PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

10/09/01

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello,
Dublin 8.

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Reasons

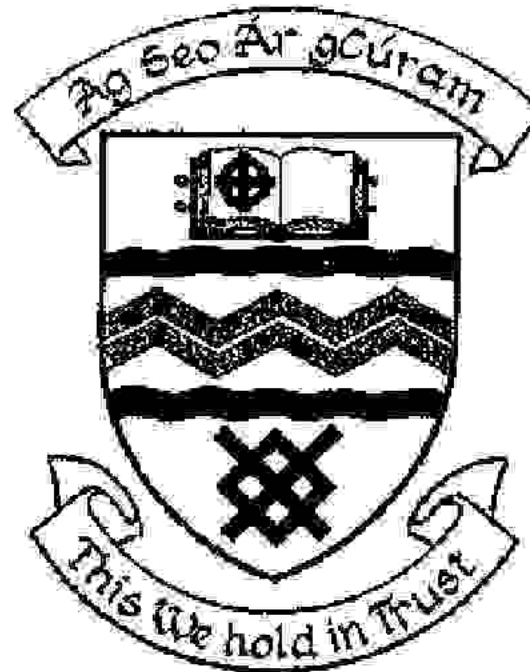
- 1 The proposed development would be an over development of the site and an over intensification of use in this suburban location, both on its own and when taken in conjunction with the apartment development on the adjoining site. It would be out of character with the prevailing form of local development which is predominantly two-storey, single-house units in terraced/semi-detached arrangement. Therefore the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development would not include adequate usable open space of sufficient quality for the would-be occupants. The proposed development would not provide amenity to an adequate level and would therefore be substandard and contrary to the Development Plan zoning objective for the area, which is "to protect and/or improve residential amenity".
- 3 The proposed location of fenestration to habitable rooms on the eastern elevation, directly facing and within approximately 3 metres of the western flank wall of the apartment block on the adjoining site, which also has fenestration to habitable rooms, would lead to undue overlooking and invasion of privacy of the said rooms. The proposed development would therefore seriously injure the amenities and depreciate the value of property in the vicinity.
- 4 The existing dwelling on site is a traditional 2-storey farmhouse type structure and although it is not a Protected Structure it forms a significant and positive part of the existing streetscape. The replacement of the said structure with a modern apartment block would detract from the quality of the streetscape and therefore seriously injure the amenities and depreciate the value of property in the vicinity.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0915	
1. Location	Doddervale, Balrothery, Tallaght, Dublin 24.		
2. Development	Demolish existing house and construct 9 apartments in a 3 storey block.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello, Dublin 8.		
5. Applicant	Name: K. O'Sullivan, Address: 32 Laburnham Road, Clonskeagh, Dublin 14.		
6. Decision	O.C.M. No. 0399 Date 20/02/2001	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.	

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

Decision Order Number 0399	Date of Decision 20/02/2001
Register Reference S00A/0915	Date: 22/12/00

Applicant K. O'Sullivan,
Development Demolish existing house and construct 9 apartments in a 3 storey block.

Location Doddervale, Balrothery, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/12/00 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 submit an amended Site Layout Plan showing off street car parking for 16 no. car spaces.
- 2 The applicant is advised that the Planning Authority consider it desirable that the existing dwelling on site should be retained. The applicant is requested to submit an internal and external photographic survey of the existing dwelling. The applicant is requested to submit any proposals which he may have to incorporate and retain the existing dwelling within any proposed development.
- 3 The applicant is requested to submit a detailed landscape plan together with full work specifications. The plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting. Provision should be made for a children's playlot. The applicant is also requested to submit a 'Management Plan' for the long term maintenance of the private open space and planting.

McCossan O'Rourke Architects,
12 Richmond Row,
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Dublin 8.

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- 4 The applicant is requested to submit a detailed tree survey indicating the location, species, age, condition, crown spread and height of each tree. Details of proposals for the removal/retention of these trees and measures to protect them during the course of development to be lodged.
- 5 The Planning Authority note that the open space provision is located to the rear of the site behind the car parking area and remote from the proposed apartment development. The applicant is requested to submit an amended proposal for the layout of the private open space on the site showing a more integrated and useable proposal.
- 6 (a) Foul and Surface Water Drainage

The applicant is requested to submit full details of foul and surface water drainage for the development. These shall include:

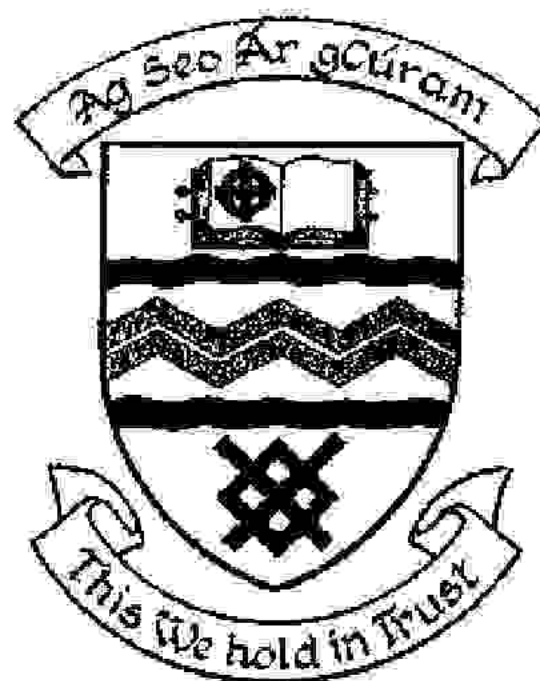
- A layout showing the location of all proposed drains, sewers, manholes, gullies, petrol interceptors and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- A layout showing full and complete separation of the foul and surface water drainage systems.
- The applicant shall ensure that no buildings shall be erected with 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- All surface water runoff from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.

(b) Water Supply

The applicant shall submit full details of the watermain for the development. These shall include:

- A detailed watermain layout for the development. The layout shall clearly showing watermain size, valve, meter and hydrant location, and proposed point of connection to existing watermain. Layout

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to be in accordance with Part B of 1997 Building Regulations.

- Each apartment having its own individual service connection and 24hr storage.
- All apartments of 3 storeys or more to be provided with balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

- 7 The Planning Authority note that there are discrepancies between the floor plans and elevations with regard to the fenestration this is especially so in respect of the east and west elevations. The applicant is requested to submit a full set of floorplans and elevations which are accurate in respect of each other and the development as proposed.

Signed on behalf of South Dublin County Council


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for Senior Administrative Officer

20/02/01