

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0792	
1. Location	2,3,4, Dodder Park Drive, Rathfarnham, Dublin 14.		
2. Development	Two storey extension to existing offices at No 2 and 3 Dodder Park Drive and 1st floor office extension to No.4 Dodder Park Drive		
3. Date of Application	16/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/01/2001 2.	1. 2.
4. Submitted by	Name: B G D A Architects Address: Amberwood Studio, Washington Lane,		
5. Applicant	Name: Kinsella Callan Mulderrig Address: River Bank House, 2,3,4, Dodder Park Drive, Rathfarnham, D14.		
6. Decision	O.C.M. No. 0068 Date 12/01/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0068	Date of Decision 12/01/2001
Register Reference S00A/0792	Date: 16/11/00

Applicant Kinsella Callan Mulderrig
Development Two storey extension to existing offices at No 2 and 3
 Dodder Park Drive and 1st floor office extension to No.4
 Dodder Park Drive

Location 2,3,4, Dodder Park Drive, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/11/00 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:

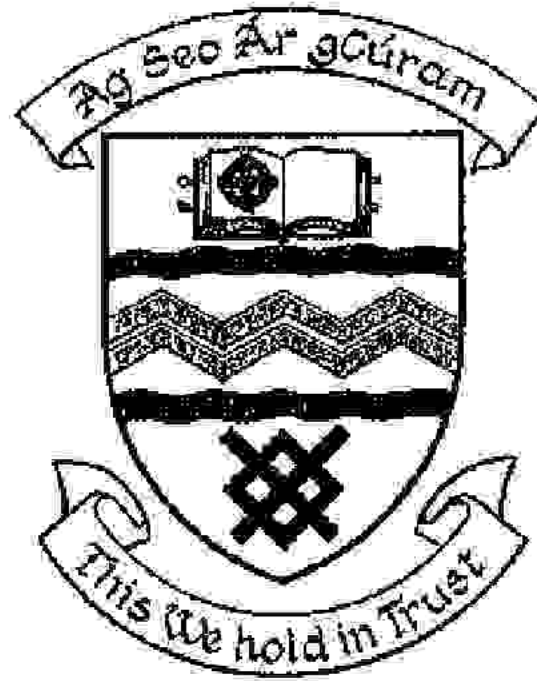
- 1 The applicant is requested to clarify which premises in the local centre, including any outside the site boundary, are served by the existing car parking area.
- 2 An additional 6 no. car parking spaces, giving a total of 40 are required in order to meet Development Plan standards. It is clear that it would not be possible to meet this requirement and that as such, the current proposal would constitute an overdevelopment of the site. Accordingly, the applicant is requested to revise the proposal by reducing the scale of the development. The revised proposal should incorporate provision for landscaping of the car parking area on this prominent corner site.
- 3 The existing and proposed office floor area is not clear from the planning application form. The applicant is requested to clarify (a) the gross existing office floor area and (b) the gross proposed office floor area (both of

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Dublin 14.

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REG REF. S00A/0792

these should include the floor area of ancillary uses such as toilets, stores, hallways, etc).

- 4 The applicant is requested to clarify ownership, including that of the existing premises and car parking area and the entire site as outlined in red. Details should also be given of any adjacent premises in the local centre that are in the same ownership.
- 5 It is noted that the area outlined in red on the site location map includes a hard surfaced area in front of No. 2 which is a continuation of the footpath. The applicant is requested to confirm that the site as shown does not encroach onto the public footpath at any point.
- 6 It is considered that the proposed elevational treatment to match existing would not be appropriate for the large scale of the proposed development. The applicant is requested to submit a more suitable elevational treatment to include the existing buildings. In particular, consideration should be given to alternative fenestration and devices to break up the monotony of the facade.
- 7 The applicant is requested to clarify whether or not any use other than office/commercial exists or is proposed on the proposal site. In particular, it should be clarified whether or not there is any existing or proposed residential or retail use.
- 8 It is noted that there is currently a third floor element in the roof of Nos. 3/4. The applicant is requested to clarify the nature of the use carried out therein, what future use is proposed for this area and to confirm that a third floor element does not form part of the current proposal.

Signed on behalf of South Dublin County Council

MT
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for Senior Administrative Officer

12/01/01