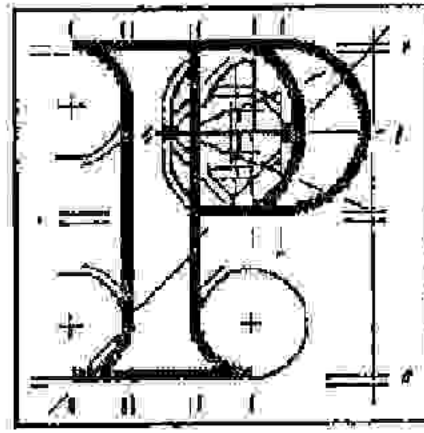


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0513	
1. Location	No. 3 Limekiln Lane, Walkinstown, Dublin 12.		
2. Development	Demolition of existing single storey shop and store to rear. Construction of a new two storey structure with shop on ground floor, store and basement, two no. 1 bedroom apartments in first floor with separate access from enlarged driveway, and 2 no. car spaces to rear.		
3. Date of Application	25/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/09/2000 2.	1. 11/10/2000 2.
4. Submitted by	Name: Dermot McCarthy, Address: 57 Ardmore Park, Bray,		
5. Applicant	Name: Dermot McCarthy Address: 57, Ardmore Park, Bray, Co. Wicklow.		
6. Decision	O.C.M. No. 2657 Date 06/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	04/01/2001	Written Representations	
9. Appeal Decision	08/11/2001	Refuse Permission	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0513

APPEAL by Patrick and Thérèse Kelly of 3 Limekiln Lane, Crumlin, Dublin against the decision made on the 6th day of December, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to Dermot McCarthy of 57 Ardmore Park, Bray, County Wicklow for development comprising the demolition of an existing single storey shop and store to rear, construction of a new two-storey structure with shop on ground floor, store and basement, two number one bedroom apartments in first floor with separate access from enlarged driveway and two number car spaces to rear at number 3 Limekiln Lane, Walkinstown, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

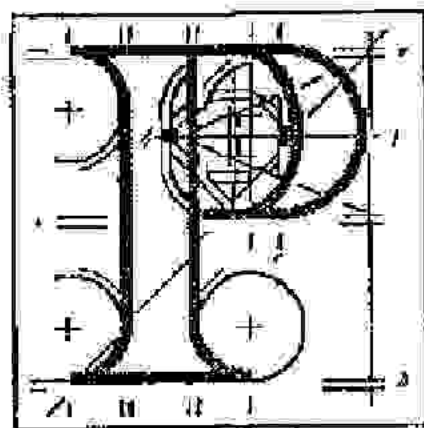
1. It is considered that the proposed development, by reason of the upper floor design treatment and its relationship with the boundary of the property located to the west and consequent overshadowing and aspect would seriously injure the residential amenity of this property and surrounding properties and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed apartments by reason of location of external access in a side passage and the communal relationship with the proposed retail development would constitute a sub-standard form of development and would be contrary to the proper planning and development of the area.

Brian Hunt

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 8th day of November 2001.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0513

APPEAL by Patrick and Thérèse Kelly of 3 Limekiln Lane, Crumlin, Dublin against the decision made on the 6th day of December, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to Dermot McCarthy of 57 Ardmore Park, Bray, County Wicklow for development comprising the demolition of an existing single storey shop and store to rear, construction of a new two-storey structure with shop on ground floor, store and basement, two number one bedroom apartments in first floor with separate access from enlarged driveway and two number car spaces to rear at number 3 Limekiln Lane, Walkinstown, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is considered that the proposed development, by reason of the upper floor design treatment and its relationship with the boundary of the property located to the west and consequent overshadowing and aspect would seriously injure the residential amenity of this property and surrounding properties and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed apartments by reason of location of external access in a side passage and the communal relationship with the proposed retail development would constitute a sub-standard form of development and would be contrary to the proper planning and development of the area.

Brian Hunt

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 8th day of November 2001.

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

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

Decision Order Number 2154	Date of Decision 21/09/2000
Register Reference S00A/0513	Date: 25/07/00

Applicant Dermot McCarthy
Development Demolition of existing single storey shop and store to rear.
Construction of a new two storey structure with shop on
ground floor, store and basement, two no. 1 bedroom
apartments in first floor with separate access from enlarged
driveway, and 2 no. car spaces to rear.

Location No. 3 Limekiln Lane, Walkinstown, Dublin 12.

App. Type Permission

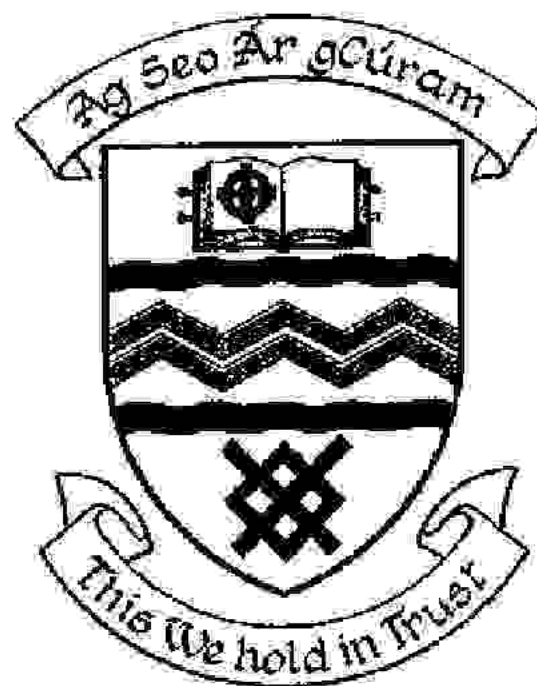
Dear Sir/Madam,

With reference to your planning application, received on 25/07/00 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 shall submit revised drawings indicating how the proposed development shall conform with the established building height of standard two storey retail unit with pitched roof behind parapet with apartments at first floor level. A dormer type development is not considered desirable having regard to the prevailing 2-storey pattern of development in the area.
- 2 Applicant to submit details of proposed foul drainage up to and including connection to public foul sewer. Details to indicate complete separation of foul and surface water systems.
- 3 Applicant to submit details of proposed surface water drainage up to and including connection to public surface water sewer on Limekiln Lane and the position of that sewer. Details to indicate complete separation of foul and surface

Dermot McCarthy
57. Ardmore Park,
Bray,
Co. Wicklow.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0513

water systems. Application may need to be revised to ensure
that no building will lie within 5 metres of a public sewer.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

21/09/00