

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 90B/604
1. LOCATION	Newcastle Demesne, Newcastle		
2. PROPOSAL	Garage & Family Games Room		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P/BBL	9.5.90	1. 5/7/90 2.
4. SUBMITTED BY	Name Charles Hulgraine, Architect, Address 6 Orchard Avenue, Clonsilla, Dublin 15		
5. APPLICANT	Name Mr. Liam Phelan, Address Newcastle Demesne, Newcastle, Co. Dublin		
6. DECISION	O.C.M. No. P/4430/90 Date 26/9/90	Notified 27/9/90 Effect To refuse permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified Type	Decision Effect	
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect	
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~PLANNING PERMISSION~~ PERMISSION: ~~PLANNING PERMISSION~~
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To: Charles Hulgraine, Arch.,
St. Mochtas,
6 Orchard Avenue,
Clonsilla, Dublin 15.
Applicant: L. Phelan.

Register Reference No. 90B-604
Planning Control No. 9/5/90
Application Received 31/7/90
Additional Information Received

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 4430/90 dated 26/9/90 decided to refuse:

~~PLANNING PERMISSION~~ PERMISSION ~~PLANNING PERMISSION~~
For garage and family games room to rear of house at Newcastle Demesne, Newcastle.

for the following reasons:

1. The proposed development which provides for the construction of a two storey garage/family games room structure at an exposed location at rear of the site of an existing detached single storey dwelling would represent an incongruous and visually obtrusive feature at this backland location and as such would seriously injure the amenities of and be contrary to the proper planning and development of the area.

Signed on behalf of the Dublin County Council

J. de Baurisail
for PRINCIPAL OFFICER

27 September, 1990

Date

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

FORM G — FUTURE PRINT LTD.

B

Charles Hulgraine, Arch.,
St. Mochtas,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

90B-604

5 July, 1990

RE: Proposed garage and family games room to rear of house at
Newcastle Demesne, Newcastle for L. Phelan.

Dear Sir,

With reference to your planning application, received here on 9th May, 1990, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The site of the proposed development was recently the subject of and developed on foot of a grant of permission for a bungalow and septic tank under Reg. Ref. 87A/1541. Condition No. 8 of that permission had stated "that the proposed dwelling, when completed, be first occupied by the applicant and/or members of her immediate family" (Applicant M. Dowd and K. Dowd). The applicant is requested to submit documentary evidence that the above condition has been complied with to the satisfaction of the Planning Authority.
2. The proposed development involves the provision of a two-storey structure at an exposed location at rear of an existing pair of detached single storey bungalows. The proposed development would represent an incongruous feature at this exposed backland location. The applicant is requested to submit any proposals he might have to reduce the height/scale/impact of the development.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer.