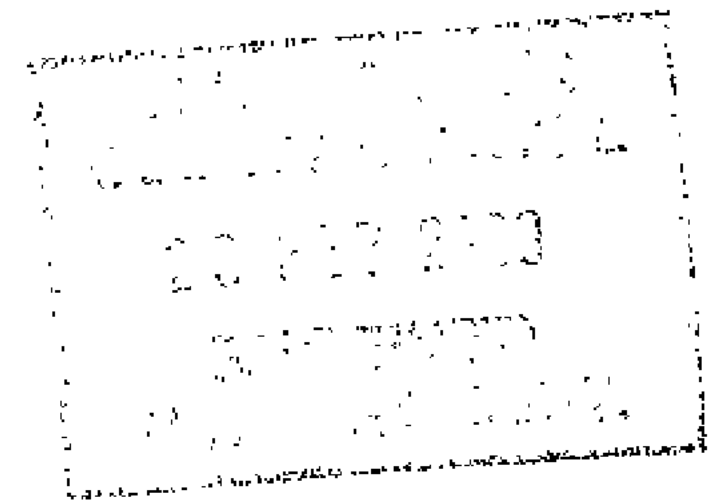
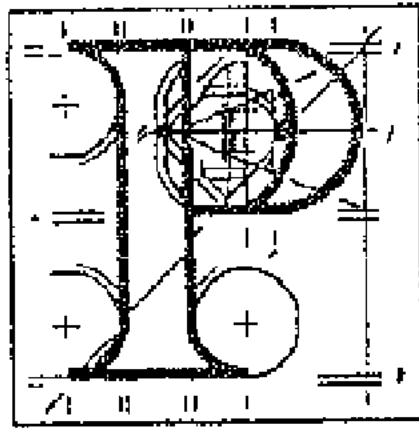


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99B/0308	
1. Location	87 Mountain Park, Tallaght, Dublin 24.			
2. Development	Conversion of an existing rear garden building to a granny flat.			
3. Date of Application	14/05/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 27/05/1999 2.	1. 31/05/1999 2.	
4. Submitted by	Name: R. C. Design Services, Address: Moyalla, 2 Wynberg Park,			
5. Applicant	Name: Cathal Giltrap, Address: 87 Mountain Park, Tallaght, Dublin 24.			
6. Decision	O.C.M. No. 1566 Date 22/07/1999	Effect RP REFUSE PERMISSION		
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION		
8. Appeal Lodged	03/08/1999	Written Representations		
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.		

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99B/0308

APPEAL by Cathal Giltrap care of R.C. Design Services of "Moyalla", 2 Wynberg Park, Stradbroke, Blackrock, County Dublin against the decision made on the 22nd day of July, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the conversion of an existing rear garden building to a granny flat at the rear of 87 Mountain Park, Tallaght, County Dublin :

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

SCHEDULE

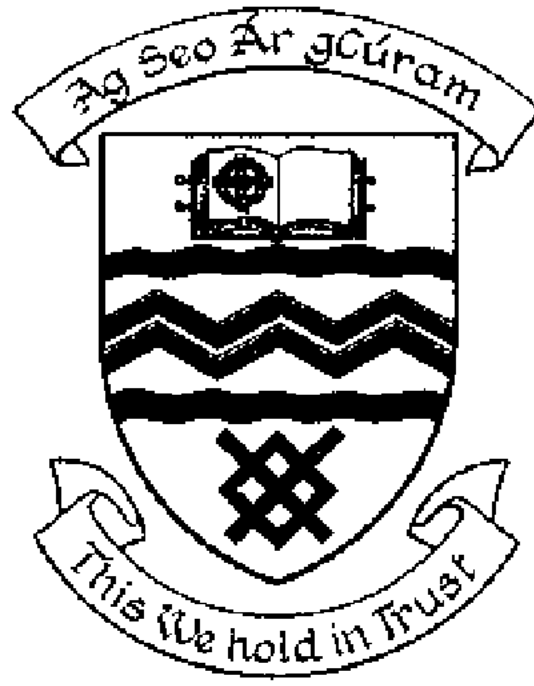
The proposed backland location and deficiency of the development in relation to private open space would result in a substandard form of development and would be contrary to the policy of the planning authority for "granny flat" development as expressed in the current Development Plan, which policy is considered reasonable. The proposed development would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 24th day of February 2000.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1566	Date of Decision 22/07/1999
Register Reference S99B/0308	Date 14/05/99

Applicant Cathal Giltrap,
Development Conversion of an existing rear garden building to a granny flat.
Location 87 Mountain Park, Tallaght, Dublin 24.

Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 27/05/1999 /31/05/1999

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

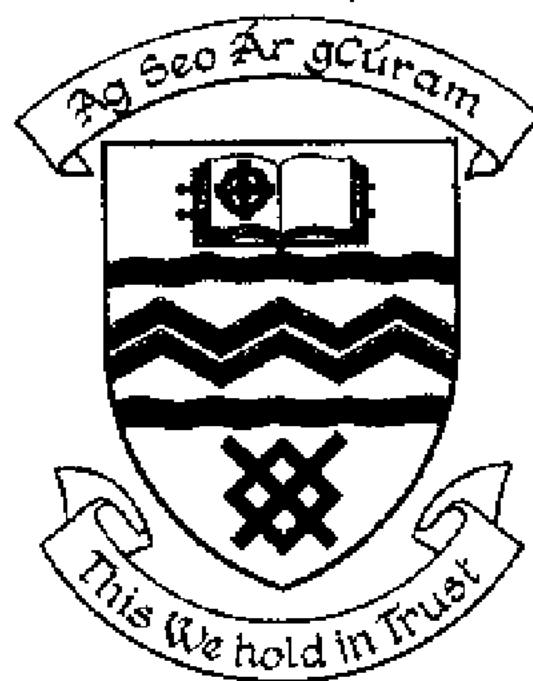
23/07/99

R. C. Design Services,
Moyalla,
2 Wynberg Park,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99B/0308

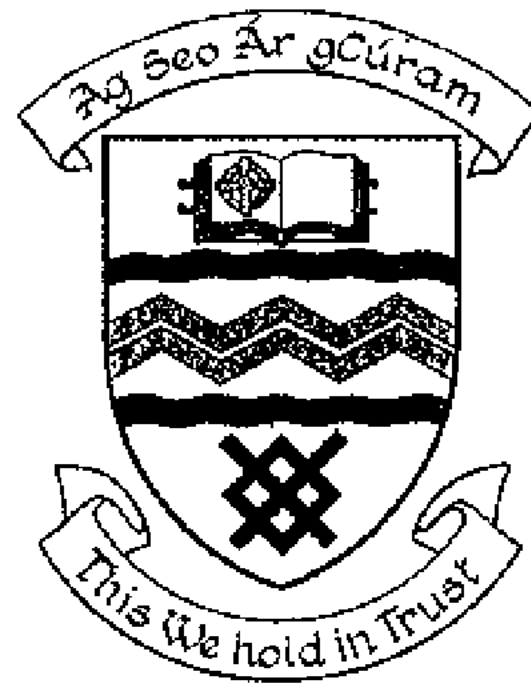
Reasons

- 1 The proposed development does not comply with the Planning Authority's definition of granny/family flat as set out at Section 3.4.10 of the South Dublin County Development Plan 1998. The proposed development would therefore conflict with the provisions of the Development Plan in relation to residential development and would be contrary to the proper planning and development of the area.
- 2 The proposed development by reason of its backland location, lack of private open space and off street parking facilities would constitute substandard development which would seriously injure the amenities and depreciate the value of property in the vicinity.

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

Order Number 1090	Date of Order 27/05/1999
Register Reference S99B/0308	Date 14/05/1999

Applicant Cathal Giltrap,
Development Conversion of an existing rear garden building to a granny flat.
Location 87 Mountain Park, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 20/05/99 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is illegible through leaded glass in porch. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

R. C. Design Services,
Moyalla,
2 Wynberg Park,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Dublin 24.

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REG REF. S99B/0308

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

At
.....
for Senior Administrative Officer. 27/05/1999