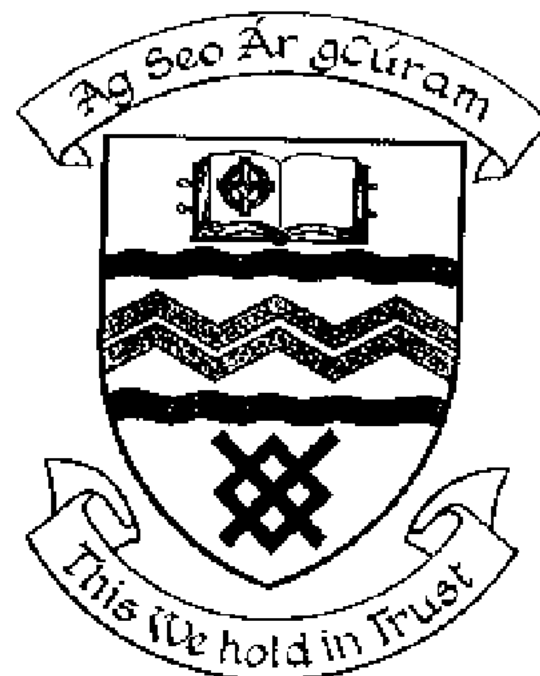


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0874	
1. Location	Ladywell, Templeogue Road, Dublin 12.		
2. Development	Demolition of existing house and out-buildings, construction of 18 apartments in 3 three-storey blocks, and 4 two-storey houses with access off Corrybeg.		
3. Date of Application	10/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/2000 2.	1. 12/05/2000 2.
4. Submitted by	Name: Brian Donovan MRIAI., Address: Architect, 131 Rathgar Road,		
5. Applicant	Name: Caldercourt Ltd., Address: Ladywell, Templeogue Road, Dublin 12.		
6. Decision	O.C.M. No. 1629 Date 24/07/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 1629	Date of Decision 24/07/2000
Register Reference S99A/0874	Date 10/12/99

Applicant Caldercourt Ltd.,

Development Demolition of existing house and out-buildings, construction of 18 apartments in 3 three-storey blocks, and 4 two-storey houses with access off Corrybeg.

Location Ladywell, Templeogue Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including 24/07/2000

Additional Information Requested/Received 08/02/2000 /12/05/2000

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

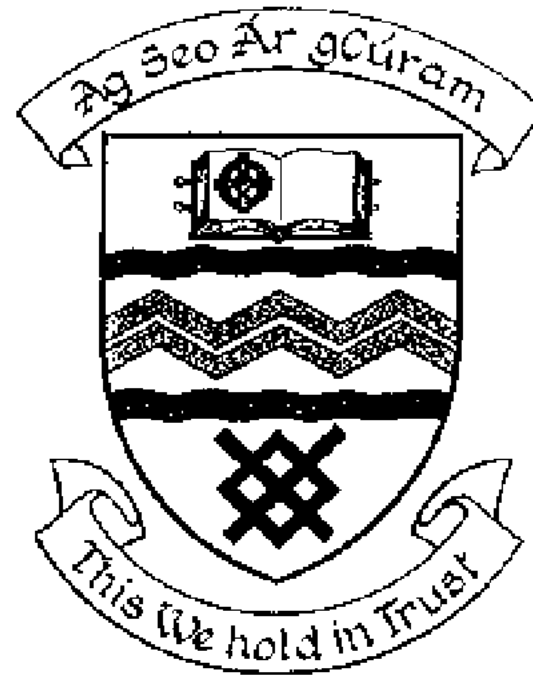
24/07/00

Brian Donovan MRIAI.,
Architect,
131 Rathgar Road,
Dublin 6.

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REG REF. S99A/0874

Reasons

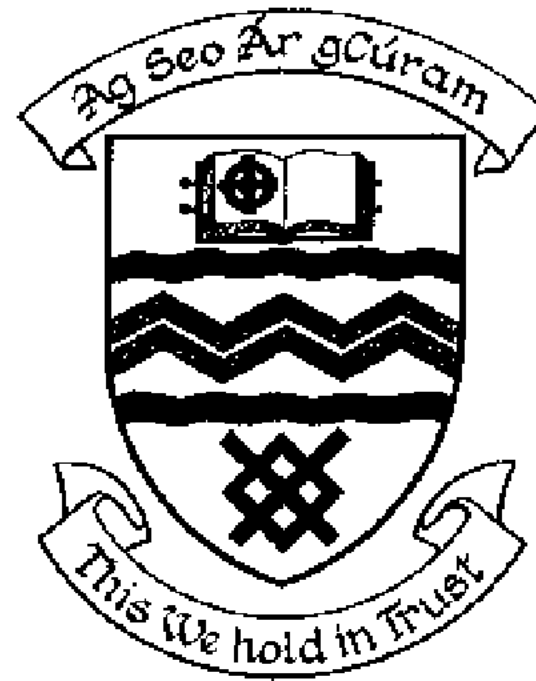
- 1 The site of the proposed development is located in an area where it is an objective of the South Dublin County Development Plan 1998 'to protect and improve high amenity areas', and 'to protect and preserve trees and woodlands'. It is considered that the proposed development is excessive in its scale and extent and would result in the entire site being substantially developed in a manner that is inconsistent with the high amenity character of the lands, having regard to the specific local objective providing for limited residential development at this location. The proposed development would therefore contravene materially the above Development Plan objectives and would not be in accordance with the proper planning and development of the area.
- 2 The proposed development would result in the generation of significant additional traffic turning movements on the National Secondary Road N81 at a junction where there is a break in the central median and would therefore endanger public safety by reason of a traffic hazard, and would be contrary to the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0874	
1. Location	Ladywell, Templeogue Road, Dublin 12.		
2. Development	Demolition of existing house and out-buildings, construction of 18 apartments in 3 three-storey blocks, and 4 two-storey houses with access off Corrybeg.		
3. Date of Application	10/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/2000 2.	1. 2.
4. Submitted by	Name: Brian Donovan MRIAI., Address: Architect, 131 Rathgar Road,		
5. Applicant	Name: Caldercourt Ltd., Address: Ladywell, Templeogue Road, Dublin 12.		
6. Decision	O.C.M. No. 0237 Date 08/02/2000	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 0237	Date of Decision 08/02/2000
Register Reference S99A/0874	Date: 10/12/99

Applicant Caldercourt Ltd.,
Development Demolition of existing house and out-buildings, construction of 18 apartments in 3 three-storey blocks, and 4 two-storey houses with access off Corrybeg.

Location Ladywell, Templeogue Road, Dublin 12.

App. Type Permission

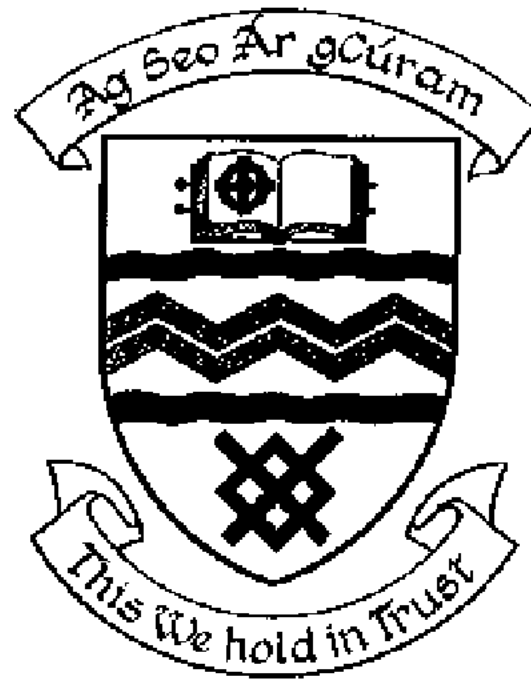
Dear Sir/Madam,

With reference to your planning application, received on 10/12/99 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 a comprehensive tree survey including the location, species, age height and condition of all trees on the site, and details of proposals for retention or removal of trees, and replacement planting.
- 2 Full details are required of proposals to cede the land to facilitate a public riverside walkway. This shall include a topographical survey indicating exactly in plan and section forms the exact boundaries of the riverside walk in relation to the proposed site boundaries, and shall clearly show the area of the public walk exclusive of the river bank in the form of a 10m wide linear reservation.
- 3 A revised site layout plan is required showing the following:-
 - (a) a revised development scheme comprising of not more than 18 dwelling units on the site.
 - (b) provision for the retention of the maximum number of existing trees on the site.

Brian Donovan MRIAI.,
Architect,
131 Rathgar Road,
Dublin 6.

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REG REF. S99A/0874

- (c) the location and extent of all proposed private/
public/communal areas of open space together with
schedule showing the site area and open space areas
to be provided.
 - (d) detailed landscaping proposals for the site and
proposed boundary treatment.
 - (e) the full extent of the lands in which the applicant
has an interest.
- 4 Having regard to the location of the site within a high
amenity area the applicant is requested to demonstrate how
the proposed revised development can be considered to
integrate satisfactorily with the visual character of the
area.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

08/02/00