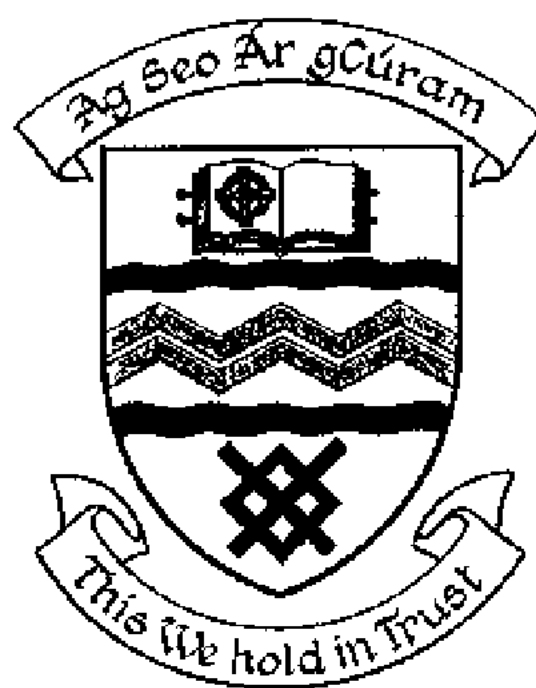


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0855	
1. Location	Baldonnel House, Baldonnel, Dublin 22.		
2. Development	Change of use of Baldonnel House, a list 2 building, and associated lands and outhouses including the stables and derelict gate lodge from residential use to use as hotel and golfing facilities.		
3. Date of Application	30/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 21/12/1999 2.	1. 05/01/2000 2.
4. Submitted by	Name: John O'Neill & Assocs., Address: 3 Irishtown Road, Dublin 4.		
5. Applicant	Name: Shireen Properties Ltd., Address: Palmerstown House, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0345 Date 18/02/2000	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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.

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

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

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0345	Date of Decision 18/02/2000
Register Reference S99A/0855	Date 30/11/99

Applicant Shireen Properties Ltd.,

Development Change of use of Baldonnell House, a list 2 building, and associated lands and outhouses including the stables and derelict gate lodge from residential use to use as hotel and golfing facilities.

Location Baldonnell House, Baldonnell, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/12/1999 /05/01/2000

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

18/02/00

John O'Neill & Assocs.,
3 Irishtown Road,
Dublin 4.

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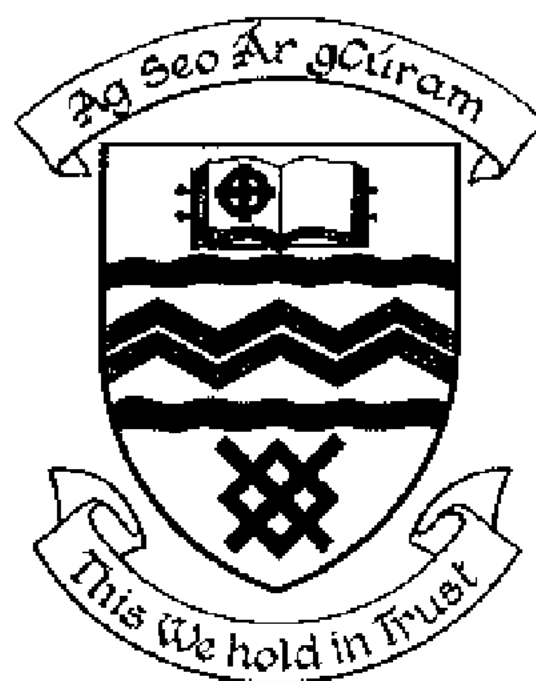
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REG REF. S99A/0855

Reasons

- 1 The proposed development, by reason of the generation of additional traffic movements, on a substandard heavily trafficked rural road which is substandard in width, with no footpaths or public lighting, and inadequate to provide for the free flow of traffic and the safety of pedestrians, would endanger public safety by reasons of traffic hazard and obstruction to road users. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would be premature by reason of the road reservation line for the Outer Ring Road which affects the north east corner of the site and the planning control reservation affecting the south and western boundaries of the site. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 Given the protected status of Baldonnell House, it is considered that insufficient information has been submitted with the application to ensure that the architectural integrity of the building and its external and interior features and curtilage is safeguarded. The proposed development would thus be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.

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

Order Number 2833	Date of Order 21/12/1999 <i>MM</i>
Register Reference S99A/0855	Date 30/11/99

Applicant Shireen Properties Ltd.,

Development Change of use of Baldonnell House, a list 2 building, and
associated lands and outhouses including the stables and
derelict gate lodge from residential use to use as hotel and
golfing facilities.

Location Baldonnell House, Baldonnell, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 17/12/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a 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:-

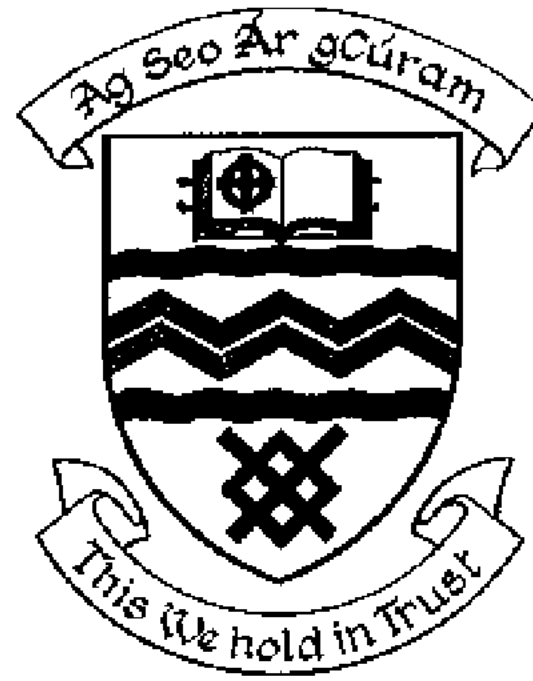
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

John O'Neill & Assocs.,
3 Irishtown Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S99A/0855

- (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,

..... 21/12/99
for Senior Administrative Officer.