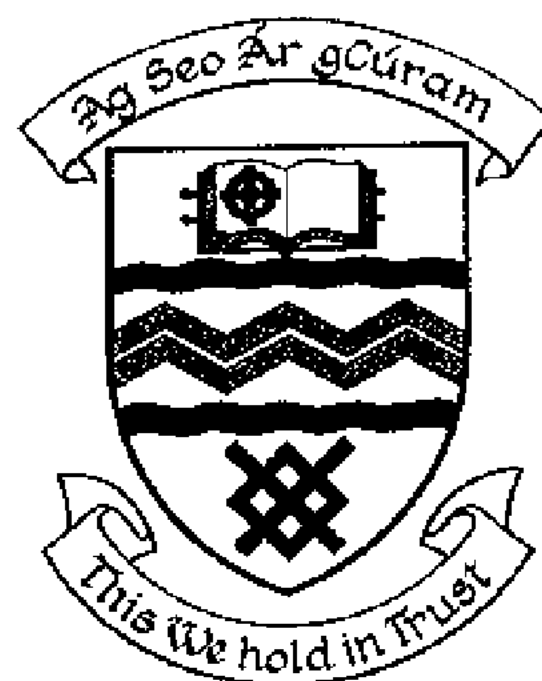


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0774	
1. Location	St. Catherine's, 2 Cooleen, and Doneen, Old Blessington Road, Dublin 24.		
2. Development	Demolition of existing buildings and erection of a mixed commercial/student residential development. The part 5/part 6 storey development comprises commercial use on basement and ground floor levels, with a total of 34 student house units and one warden's apartment on floors above.		
3. Date of Application	29/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/11/1999 2.	1. 23/11/1999 2.
4. Submitted by	Name: P & A Lavin Associates, Architects, Address: 49 Raglan Road, Dublin 4.		
5. Applicant	Name: Losaid Teoranta, Address: Vanomer House, 191/193 Lower Kimmage Road, Dublin 6W.		
6. Decision	O.C.M. No. 0117 Date 20/01/2000	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.

Telefon: 01-414 9000
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**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 0117	Date of Decision 20/01/2000 <i>MA</i>
Register Reference S99A/0774	Date 29/10/99

Applicant Losaid Teoranta,

Development Demolition of existing buildings and erection of a mixed commercial/student residential development. The part 5/part 6 storey development comprises commercial use on basement and ground floor levels, with a total of 34 student house units and one warden's apartment on floors above.

Location St. Catherine's, 2 Cooleen, and Doneen, Old Blessington Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/11/1999 /23/11/1999

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

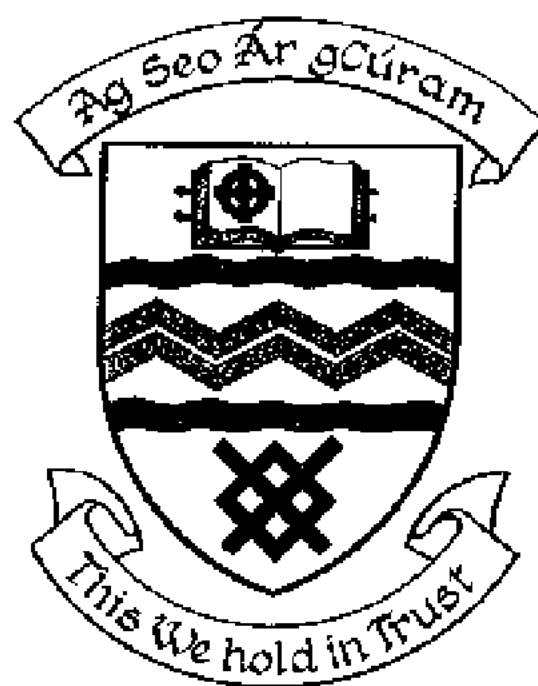
MA
.....
for **SENIOR ADMINISTRATIVE OFFICER** 20/01/00

P & A Lavin Associates, Architects,
49 Raglan Road,
Dublin 4.

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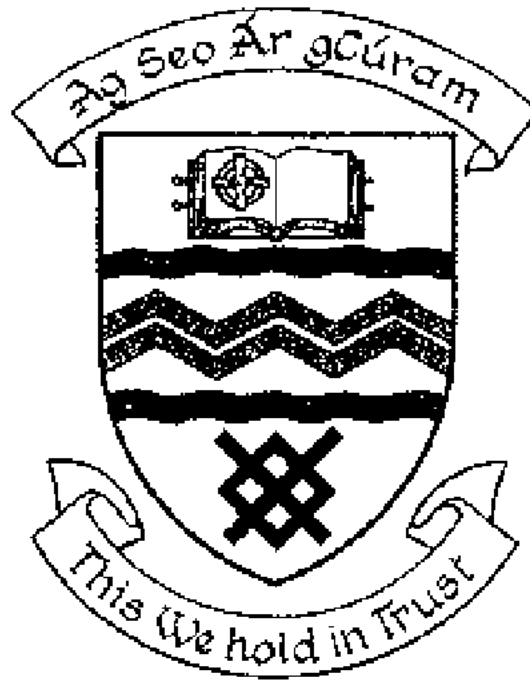
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REG REF. S99A/0774

Reasons

- 1 The proposal constitutes an overdevelopment of the site by reason of excessive site coverage and plot ratio, and would thereby be contrary to the proper planning and development of the area.
- 2 The scale and architectural treatment of the proposed development is unacceptable in the visually prominent location, which adjoins a Conservation Area and Grade I listed building (St. Maelruans Church). The scheme would detract from the setting of the said building and be out of character with the area.
- 3 The development is seriously deficient in the number of car parking spaces proposed. This shortfall in off-street accommodation would lead to on-street parking which would endanger public safety by reason of traffic hazard and/or obstruction of road users.

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

Order Number 2521	Date of Order 17/11/1999
Register Reference S99A/0774	Date 29/10/99

Applicant Losaid Teoranta,

Development Demolition of existing buildings and erection of a mixed commercial/student residential development. The part 5/part 6 storey development comprises commercial use on basement and ground floor levels, with a total of 34 student house units and one warden's apartment on floors above.

Location St. Catherine's, 2 Cooleen, and Doneen, Old Blessington Road, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 09/11/99 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 notice is illegible from the public road. 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:-

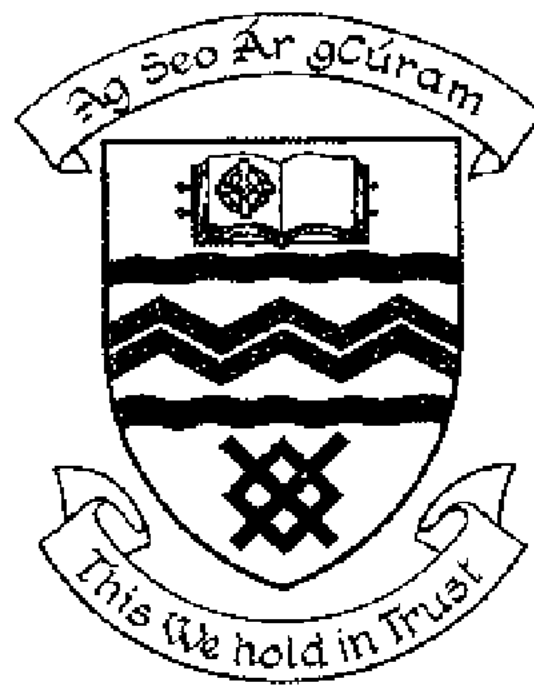
- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible

P & A Lavin Associates, Architects,
49 Raglan Road,
Dublin 4.

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REG REF. S99A/0774

- by persons using the public road
3. Must be headed "Application to Planning Authority".
 4. Must state:
 - (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,


..... 18/11/99
for Senior Administrative Officer.