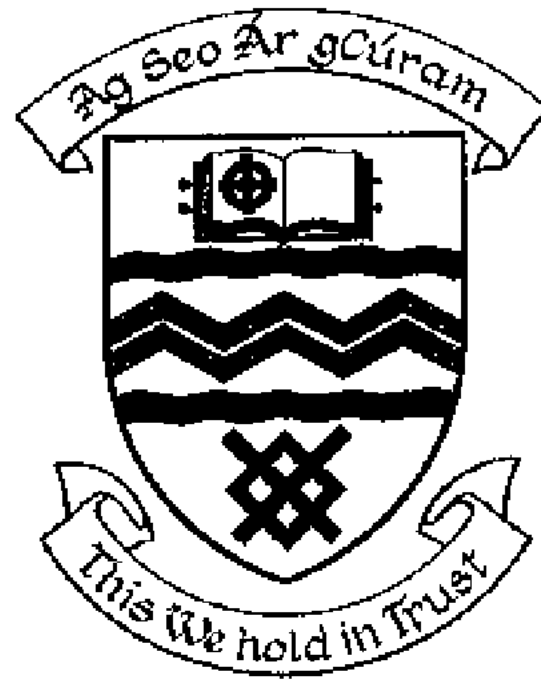


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0693	
1. Location	18 Old Court Cottages, Old Court, Dublin 24.		
2. Development	2 No. semi-detached 2 storey dormer bungaloes and 1 No. detached bungalow.		
3. Date of Application	04/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/10/1999 2.	1. 04/11/1999 2.
4. Submitted by	Name: Seamus Ruddy, Architect, Address: 13 Garville Mews, Rathgar,		
5. Applicant	Name: Churchdown Ltd., Address: Second Floor, No. 3 Christchurch Square, Dublin 8.		
6. Decision	O.C.M. No. 2773 Date 14/12/1999	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
Facs: 01-414 9104



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

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

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

Order Number 2371	Date of Order 28/10/1999
Register Reference S99A/0693	Date 04/10/99

Applicant Churchdown Ltd.,

Development 2 No. semi-detached 2 storey dormar bungaloes and 1 No. detached bungalow.

Location 18 Old Court Cottages, Old Court, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 13/10/99 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:

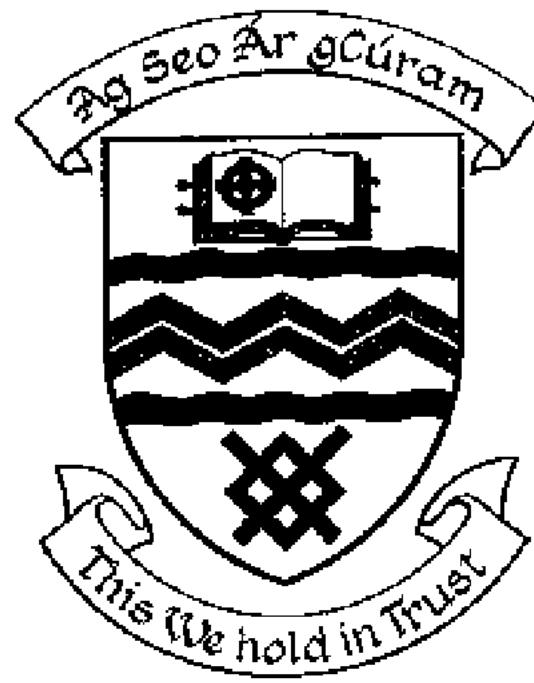
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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

Seamus Ruddy, Architect,
13 Garville Mews,
Rathgar,
Dublin 6.

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REG REF. S99A/0693

- (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.

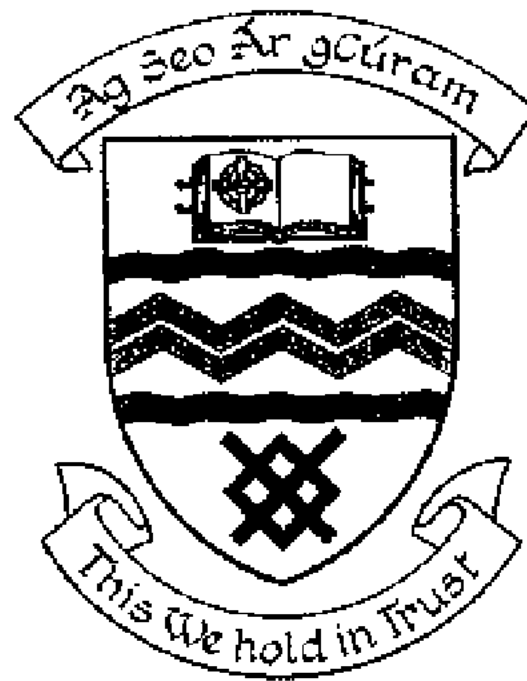
Yours faithfully,

MA
..... 29/10/99
for Senior Administrative Officer.

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

Decision Order Number 2773	Date of Decision 14/12/1999 <i>LM</i>
Register Reference S99A/0693	Date 04/10/99

Applicant Churchdown Ltd.,
Development 2 No. semi-detached 2 storey dormer bungaloes and 1 No. detached bungalow.
Location 18 Old Court Cottages, Old Court, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/10/1999 /04/11/1999

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.

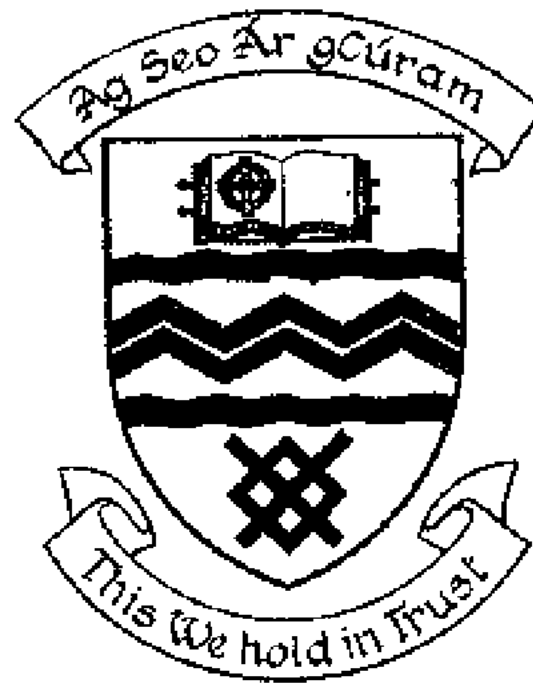
for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

LM 14/12/99
for SENIOR ADMINISTRATIVE OFFICER

Seamus Ruddy, Architect,
13 Garville Mews,
Rathgar,
Dublin 6.

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



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REG REF. S99A/0693

Reasons

- 1 The proposed development by reason of its backland development nature would constitute substandard development which would be injurious to the residential amenities in the area. As such the proposed development would seriously injure the amenities of property in the vicinity.
- 2 The proposal to construct three dwellings, two of which would be of two-storey construction would be out of character and scale with adjoining properties in the area and would be detrimental to the existing character of the Old Court Cottages neighbourhood.
- 3 The site is incapable of supporting three additional dwellings without seriously impinging upon the quality of living environment and residential amenities of the existing dwellings and those proposed for the site. As such the proposed development would seriously injure the amenities of property in the vicinity.
- 4 There is only one entrance point to serve the subject site. This serves as an access for the existing properties located on the site and would also be the only point of access for the proposed dwellings. This is undesirable as the driveway is only 2.7m wide at the gateway. It is also undesirable that this driveway/access for five residences is from the turning circle of a cul-de-sac which has no other road frontage than the width of the driveway.
- 5 The submitted plans do not show existing or proposed services. In particular there is an existing 225mm diameter foul sewer adjacent to the proposed development and no building should be sited within 5 metres of this sewer. In the absence of these details the proposed development is considered prejudicial to public health.