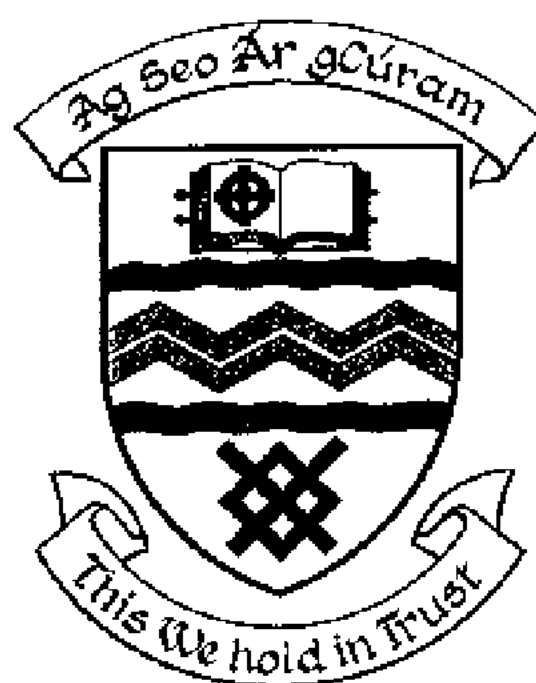


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0683	
1. Location	52 Laurel Park, Clondalkin, Dublin 22.		
2. Development	Two storey detached dwelling with associated works together with demolition of existing converted garage.		
3. Date of Application	30/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/11/1999 2. 01/03/20	1. 07/01/2000 2. 06/03/20
4. Submitted by	Name: Shane Santry MRIAI Architect, Address: 6 Esker Meadow Court, Lucan,		
5. Applicant	Name: J. Purfield, Address: 52 Laurel Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0941 Date 04/05/2000	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



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

Decision Order Number 0941	Date of Decision 04/05/2000
Register Reference S99A/0683	Date 30/09/99

Applicant J. Purfield,
Development Two storey detached dwelling with associated works together
with demolition of existing converted garage.
Location 52 Laurel Park, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/11/1999 /07/01/2000

Clarification of Additional Information Requested/Received 01/03/2000 / 06/03/
2000

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.

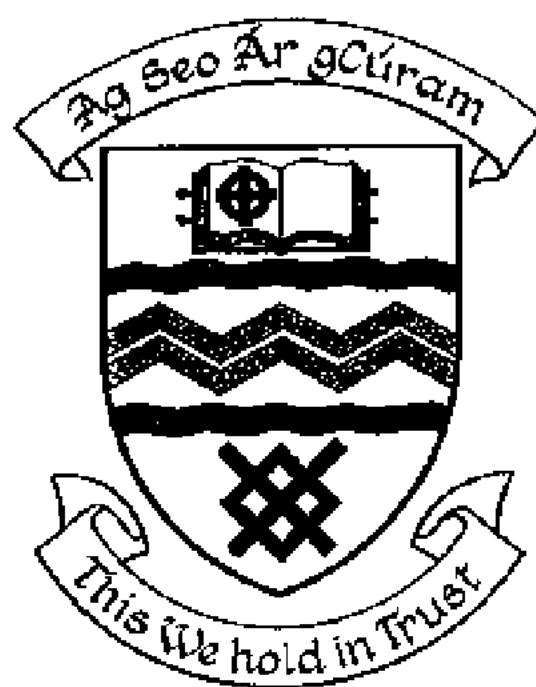
for the (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 04/05/00
for SENIOR ADMINISTRATIVE OFFICER

Shane Santry MRIAI Architect,
6 Esker Meadow Court,
Lucan,
Co. Dublin.

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Reasons

- 1 Notwithstanding the drawings submitted on 06/03/00 by way of clarification of additional information, the Planning Authority is satisfied that the site is inadequate in width to satisfactorily accommodate the proposed development, having regard to the requirement that no building shall be located within 5m of the existing 375mm diameter surface water sewer running along and close to the eastern boundary of the site. The proposed development would therefore be prejudicial to public health and would not be in accordance with the proper planning and development of the area.

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

Decision Order Number 0427	Date of Decision 01/03/2000 <i>PA</i>
Register Reference S99A/0683	Date 30/09/99

Applicant J. Purfield,
App. Type Permission
Development Two storey detached dwelling with associated works together
with demolition of existing converted garage.

Location 52 Laurel Park, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 07/01/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The Planning Authority is not satisfied that the proposed development complies with Development Control Objective 3.4.13(1) of the current Development Plan which states clearly that the Council will only favourably consider proposals for the development of corner sites or wide garden locations within established areas, where a certain number of aspects are considered satisfactory. Included in these aspects are design issues and the objective states as one of the factors to be considered, "design which integrates with the style of adjoining development and a scale which respects that of adjoining development". Therefore, the Planning Authority considers that Part 1 of the initial request for additional information, which requested that revised drawings are submitted to ensure that the proposed

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6 Esker Meadow Court,
Lucan,
Co. Dublin.

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development harmonises with the surrounding dwellings, has not been dealt with in a satisfactory manner. The applicant is requested to consider this issue again and submit revised plans to comply with the above.

- 2 The Planning Authority is not satisfied with the drawings submitted in response to Part 4 of the initial request for additional information, which stated that revised elevational drawings are required showing the main features of buildings contiguous to the proposed structure, for the following reasons. The width of the existing house with the existing extension demolished, according to Drawing No. 300 submitted on 30/09/99 with the initial application and Drawing No. 300 Revision A submitted with the additional information on 07/01/00, is 10.3 metres. The width of the side extension alone, which is intended to be demolished to provide space for the proposed dwelling, is 2.3 metres. However, Drawing No. 101 submitted with the additional information response on 07/01/00 shows the front, rear and ground floor plans of the existing house No. 52 Laurel Park, with a width of approximately 10.3 metres including the side extension. The applicant needs to clarify the exact width of No. 52 without the side extension attached. Therefore, a revised set of elevation drawings shall be submitted. These drawings shall indicate both the design of the proposed unit and the existing unit side by side. They shall also indicate the accurate width of the existing house, No. 52 Laurel Park, with the position of the proposed new dwelling beside it.

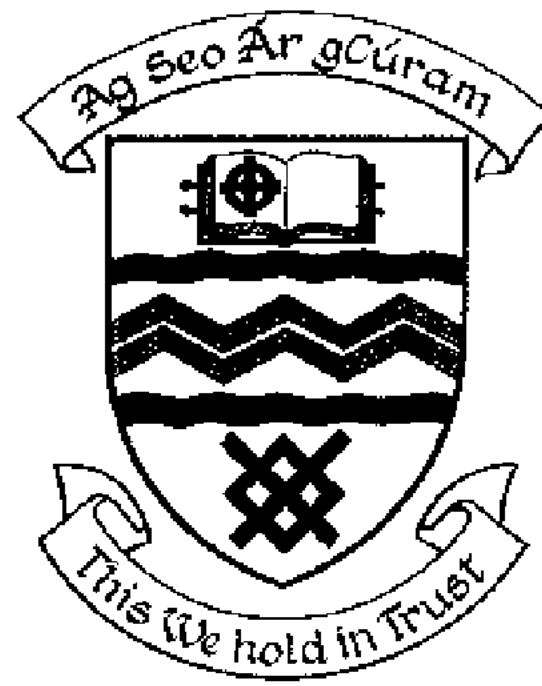
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

14
.....
for SENIOR ADMINISTRATIVE OFFICER

01/03/00

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

Decision Order Number 2614	Date of Decision 26/11/1999
Register Reference S99A/0683	Date: 30/09/99

Applicant J. Purfield,
Development Two storey detached dwelling with associated works together with demolition of existing converted garage.
See also S99B/0630

Location 52 Laurel Park, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/09/99 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:

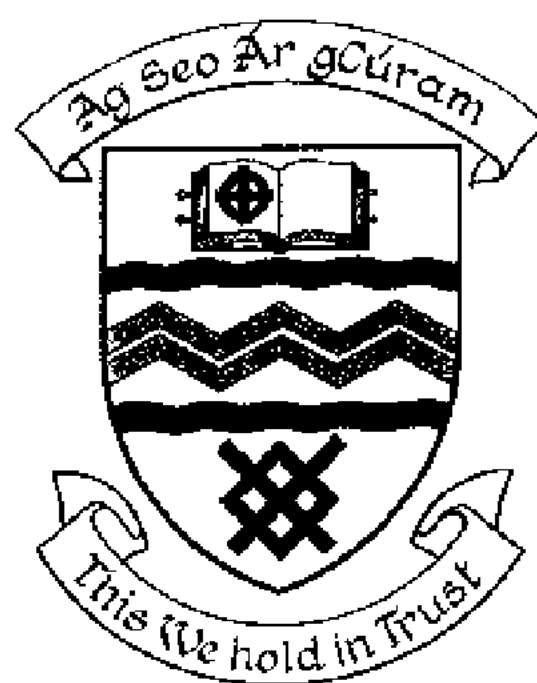
- 1 The applicant is advised that it is the policy of the Planning Authority that all dwellinghouses have their own separate vehicular access point and that the design of the proposed dwelling should ensure harmonisation with that of the surrounding dwellings. Please submit revised plans to comply with the above.
- 2 Applicant indicates on drawing no.303 that foul and surface water from the proposed development discharge to the same drain and doesn't indicate if this is a foul or surface water drain. This is unacceptable. Applicant is requested to submit details indicating full and complete separation of foul and surface water systems. Applicant to ensure full and complete separation of foul and surface water systems.
- 3 There is a 375mm surface water sewer running along and close to the eastern boundary of the site. The Planning Authority requires that there should be no building within 5m of a public sewer or a sewer with the potential to be taken in

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charge. The applicants drawing no. 300 indicates that the proposed building will be too close to this sewer. Applicant is requested to identify the exact location of the sewer on the eastern boundary and to show how the proposed development can be amended to comply with the above set back requirement and achieve a satisfactory development in accordance with relevant provisions in the Development Plan.

- 4 Revised elevational drawings are required showing the main features of buildings contiguous to the proposed structure.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

26/11/99