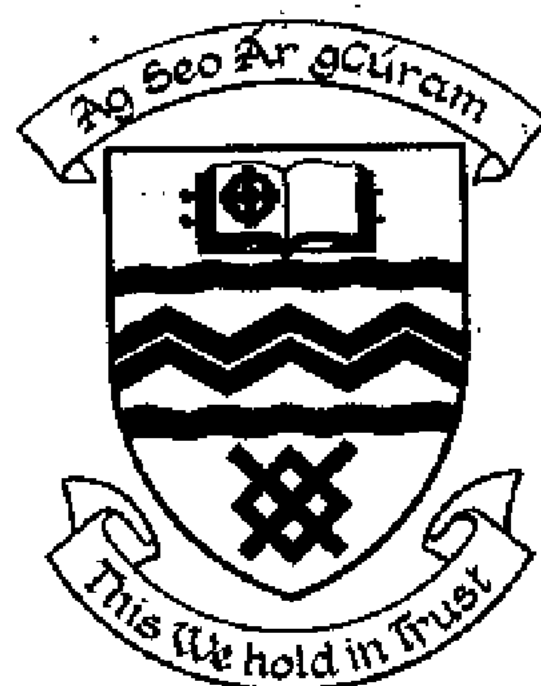


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0305	
1. Location	'Hawkridge', Old Celbridge Road, Lucan, Co. Dublin.		
2. Development	2 detached two storey houses with habitable attic space and balcony to front, with new vehicular and pedestrian entrance onto Old Celbridge Road and associated site works.		
3. Date of Application	11/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/05/1999 2.	1. 08/09/1999 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, Rear of 22 Aungier Street,		
5. Applicant	Name: Sheehan & Company Solicitors, Address: 1 Clare Street, Dublin 2.		
6. Decision	O.C.M. No. 2431 Date 04/11/1999	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
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 2431	Date of Decision 04/11/1999
Register Reference S99A/0305	Date 11/05/99

Applicant Sheehan & Company Solicitors,
Development 2 detached two storey houses with habitable attic space
and balcony to front, with new vehicular and pedestrian
entrance onto Old Celbridge Road and associated site works.
Location 'Hawkrige', Old Celbridge Road, Lucan, Co. Dublin.

Floor Area

Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/05/1999 /08/09/1999

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.

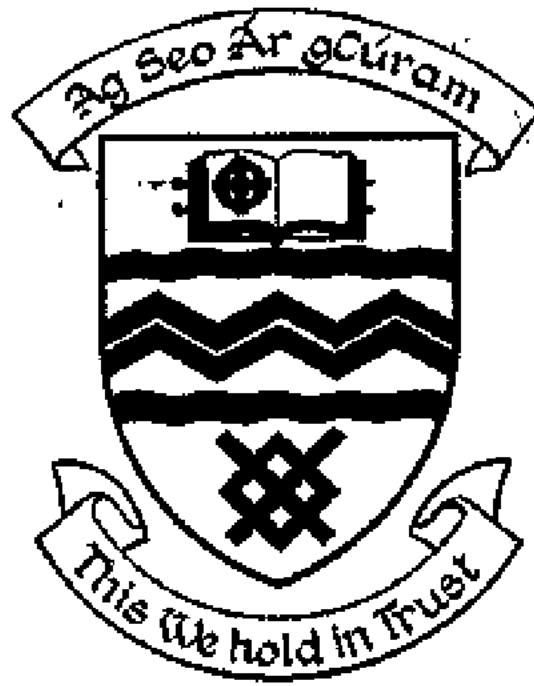
for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for **SENIOR ADMINISTRATIVE OFFICER** 04/11/99

Philip J. Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

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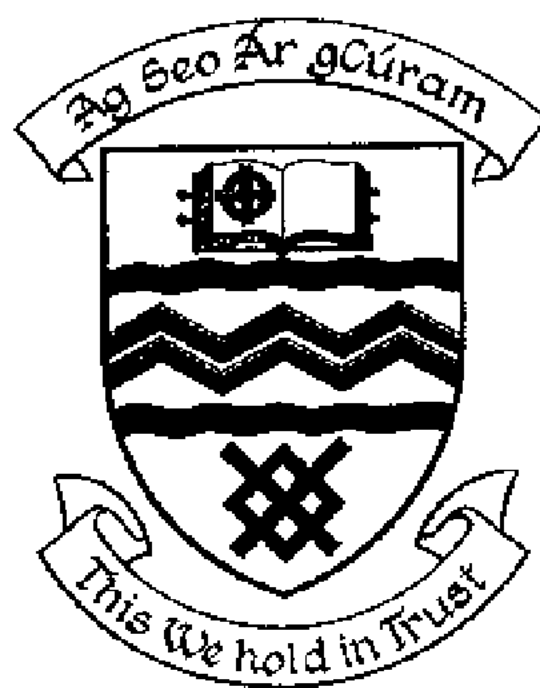
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REG REF. S99A/0305

Reasons

- 1 Having regard to the loss of the existing screening vegetation along the site boundaries and to the elevated position of the proposed house and balcony in relation to adjacent property, it is considered that the proposed development would seriously injure the amenities of property in the vicinity by reason of undue overlooking and visual obtrusion. It would therefore contravene materially Zoning Objective A, ('To protect and/or improve residential amenity'), of the South Dublin County Development Plan 1998, and would not be in accordance with the proper planning and development of the area.
- 2 Having regard to the natural features and elevated nature of the site, its location on the boundary of the existing built-up and rural areas and adjacent to the designated Green Belt area, to the policy of the Council relating to trees and woodlands (Policy H24), and to the provisions of the South Dublin County Development Plan 1998, in particular development control objectives sections 3.2.1, 3.3.2, 3.3.2 and 3.4.1, it is considered that due to the substantial loss of existing tree cover and the lack of effective screening the proposed development would be visually obtrusive and seriously detrimental to the amenities of the area, and would not be in accordance with 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

Decision Order Number 1637	Date of Decision 30/07/1999
Register Reference S99A/0305	Date: 11/05/99

Applicant Sheehan & Company Solicitors,
Development 2 detached two storey houses with habitable attic space
and balcony to front, with new vehicular and pedestrian
entrance onto Old Celbridge Road and associated site works.

Location 'Hawkridge', Old Celbridge Road, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/05/99 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 full details of the proposed foul and surface water drainage, and water supply to serve the proposed development. This shall include evidence of the consent of the relevant owners to lay foul and surface water sewers as far as the connection point to the public sewer.

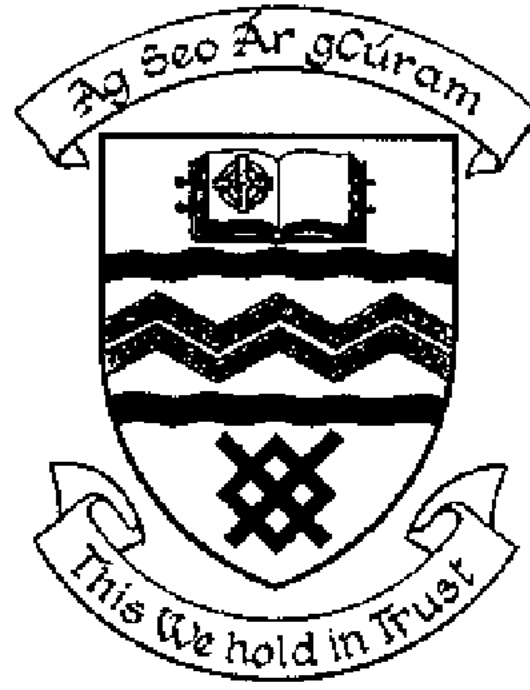
Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

30/07/99

Philip J. Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

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

Order Number 1125	Date of Order 31/05/1999
Register Reference S99A/0305	Date 11/05/1999

Applicant Sheehan & Company Solicitors,
Development 2 detached two storey houses with habitable attic space and balcony to front, with new vehicular and pedestrian entrance onto Old Celbridge Road and associated site works.
Location 'Hawkridge', Old Celbridge Road, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 26/05/99 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:

Philip J. Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99A/0305

- (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,

LAH
.....
for Senior Administrative Officer. 31/05/1999