

Dodder Residents Association

Chief Planning Officer
Dublin County Council
Irish Life Centre
Lower Abbey St
Dublin 1.

43 Lower Dodder Rd
Dublin 14
11.6.91.

Received 12/6/91
R

Dear Sir,

I wish to confirm a telephone call with Mr Vincent Healy on Thursday June 6th ult during which he requested that we be specific about the final paragraph of our letter of May 11th ult.

We inspected the file on Friday June 7th ult & at this stage wish to make no further comment.

Yours faithfully,

Felicity Deady

Hon Sec. Dodder Residents Association

By hand 12.6.91

Chief Planning Officer

Dublin County Council

Planning Department

Irish Life Centre

Lower Abbey St

Dublin 1



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0576

Date : 7th June 1991

Dear Sir/Madam,

Development : Alterations to approved residential development
incorporating provision of one additional two storey
apartment

LOCATION : Dodder Cottage/Dodder Waves, Dodder Road Lower

Applicant : Zoe Developments Ltd

App. Type : PERMISSION

I wish to inform you that by order dated 07.06.91 it was decided to REFUSE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Felicity Deady,
43 Lower Dodder Road,
Dublin 14.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0576

Date : 7th June 1991

Yours faithfully,

A handwritten signature in black ink, appearing to be 'M. J. ...', written over a horizontal dotted line.

PRINCIPAL OFFICER

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 576

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P <u>23/4/91</u></p>	<p><u>Refusal</u> recommended by Cllrs Muldoon / O'Rourke.</p> <p>Disappointed permission already granted for Demolition of cottage</p> <p>Road is inferior land should be Amenity as close to Daddes, Dev't Not suited to area.</p> <p>Terrible to add another apartment</p>		

Dodder Residents Association

OBJEC

Principal Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin I.

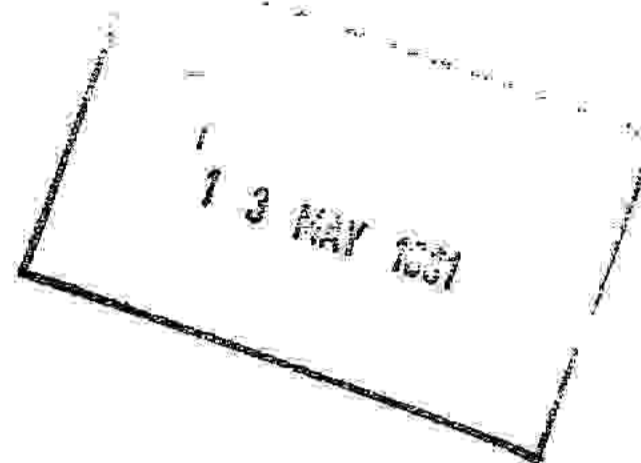
9IA/0576
295

R
16/5

43 Lr. Dodder Road,
Dublin I4.

11th May 1991

RE: Reg. Ref. 9IA/0576 - ~~16/5~~



Dear Sir,

With reference to the recent application for 9IA/0576 the Residents Association wishes to hereby object to the proposals on the following grounds:-

1. The application states that the proposals are modifications to approved plans. We are not aware of any plans having been approved for the development of the site specified in the application. We are aware of a previous application Reg. Ref. 9IA/0163 which is currently under appeal. The application form states that buildings totalling 620 sq. metres will be retained within the site. The plans do not indicate any buildings being retained within the site and indicate the area of new development at 51 sq. metres. This is clearly not the case and is misleading.
2. The area of the site indicated for this development on the plans lodged is approximately 1033 square metres (0.255 acres). It is proposed to construct 12 apartments with two single bedrooms to each. The County Council in the 1983 development plan states that a density of not more than 10 houses to the acre, which equates with a density of 50 people to the acre will be permitted. We are informed that in assessing this application Dublin County Council will use the criteria of the 1980 Dublin Corporation Development plan. Although your letter of May 3rd 1991 states that "the County Council as planning Authority will consider this Application strictly in accordance with the provisions of the Dublin County development plan". The 1980 Corporation Development Plan permits a density of 90 bed spaces to the acre. The density proposed at 94 bed spaces to the acre exceeds the Corporation criteria and grossly exceeds the County Council standards which generally apply in the area.

The development does not meet other criteria governing density set down in the Corporation Development Plan namely:-

Over/...

Dodder Residents Association

Cont./... (2)

3.5.I. (II) Compatability with the existing densities of adjoining residential areas.

(VI) Provisions relating to private open space about dwellings.

Under this requirement the development should provide for each bed space 16 square metres of private open space in accordance with the County Council 1983 Development Plan or 13 square metres as set out in the 1980 Corporation Development Plan. This would infer that a minimum of 338 square metres of properly orientated private open space should be provided in this application. Only approximately 280 square metres of private open space has been provided in this application. The spaces are poorly orientated and overlooked. We are therefore of the opinion that the density of the proposed development grossly exceeds the standards set down by the Development Plan and the densities generally applying in the area and that it will seriously injure the amenities of the existing houses..

3. The plans indicate the provision of balconies at first floor level. The balconies on the North West corner will overlook and seriously injure the amenities of the rear gardens to the existing houses.
4. Car Parking for the development is indicated along the South boundry to the site. The parking bays are directly off the public road and involve alterations to the public footpath. Access to the parking bays is across the footpath which will be dangerous. This footpath is a main pedestrian route connecting the houses along Lower Dodder Road with the bus routes and Terenure. It is also part of a pedestrian route along the Dodder. The manouvering of cars on the Cul De Sac will be dangerous and will seriously inhibit access to the existing houses.
5. We would like to draw your attention to reports which have been prepared listing a number of accidents which have occurred on Lower Dodder Road, in particular we would draw your attention to accidents A and E which have occurred and adjacent to the proposed development. As a result of these accidents the Corporation put in hand measures to control traffic around the bend and at the entry to the Cul De Sac. It would appear from the plans lodged that alterations will be carried out to the public road in the vicinity of this development which will reverse and obliterate some of these safety measures. We are of the opinion that the additional traffic generated by the development and the traffic manouvering on the public road will increase the likelihood of accidents and is not compatable with the proper planning and development of the area.

Over/...

Dodder Residents Association

Cont/... (3)

6. The area and grouping of the cottages along the banks of the Dodder is historic. Dodder Cottage, which the plan proposed to demolish, predates the 19th and 20th century developments around it. Rathfarnham bridge is a structure of significant historical and architectural importance. The views to and from the bridge will be seriously affected. The proposed two-storey building is completely out of scale with the other dwellings. The proposed brick and tile finishes are out of character with the traditional materials used in the existing cottage structures. It would be regrettable if such a large structure were constructed adjacent to this group of cottages.
7. The building line adopted in the plan takes a direction which is contrary to the general line of the adjoining cottages and natural line of the river. The building line takes the two-storey structure (even in its modified form as conditioned by the Couth Council) very close to the public footpath and totally out of sympathy with the established building line. This may be acceptable in an inner city area of high density housing, it is not however acceptable in an area of settled housing with established front gardens.
8. The County Council in their 1983 Development Plan list the Dodder River Valley as an area of special amenity. The proposed high density development located directly on the river bank is not compatible with the County Councils' proposals to create the river as a special amenity area.
9. The Residents Association is concerned that any proposal for development should be properly planned and should not be injurious to the amenities of existing houses, open space or the special nature of the River Dodder. The current application does not meet either the criteria set out by the County Council or Corporation Development Plans. It represents an overintense development of the site which is not compatible with the proper planning and development of the area.

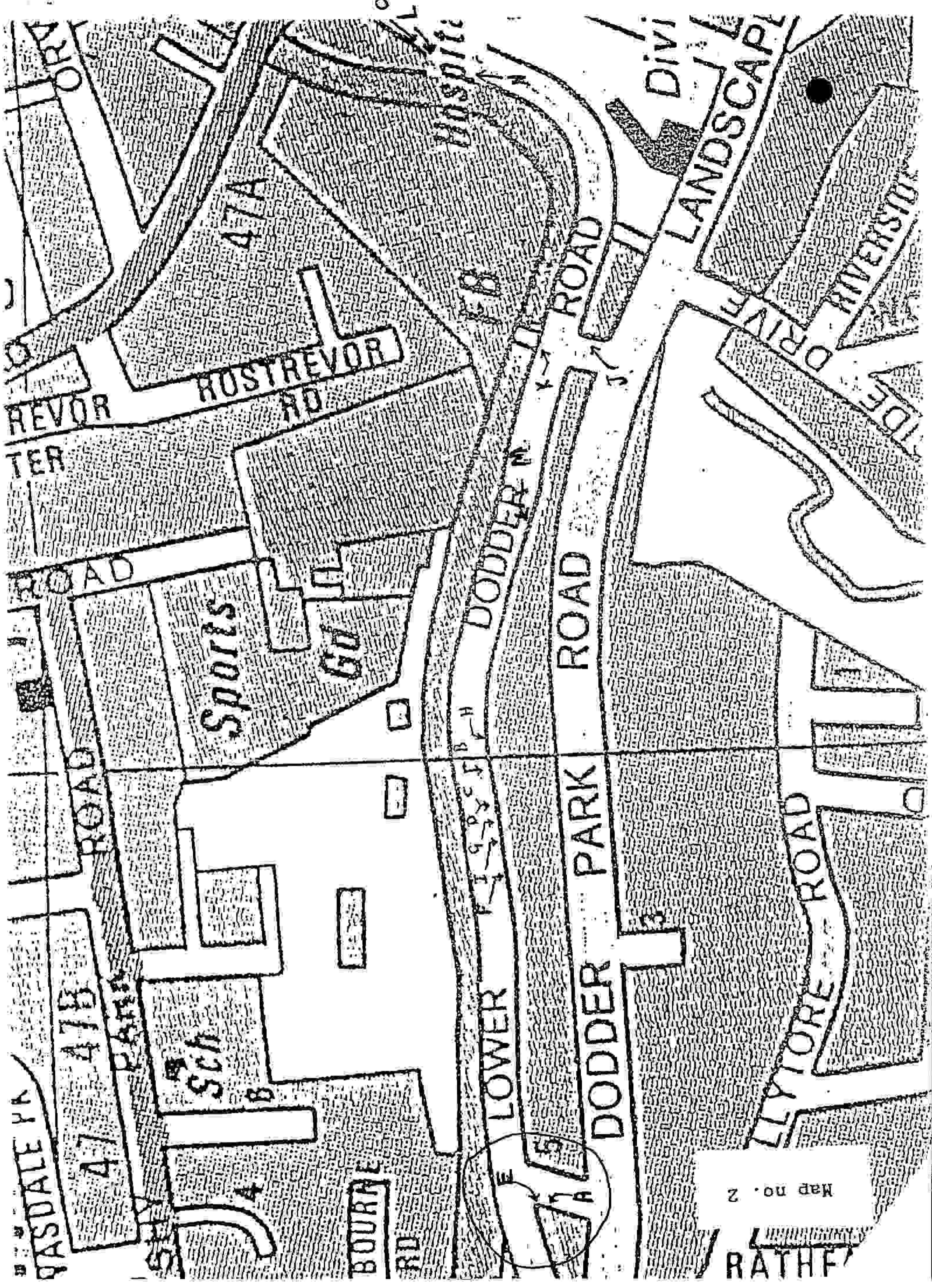
The Residents Association are gravely concerned that the development has not been considered in the context of the relevant authorities Flood Control arrangements for the area.

It is therefore our opinion that this Application is not in any form acceptable. We would urge you therefore to refuse Planning Permission for this apartment development.

We further wish to bring it to your attention that we noted that between our inspection of the file of April 24th and a subsequent inspection on May 8th that the revised drawings had been substituted for the original set. We would like your department to confirm that the lodgement of revised plans were publicly advertised and formally recorded.

Yours faithfully,


Felicity Deady
Dodder Residents Association



WALSDALE PARK ROAD

47 47B

PARK

Sch

B

BOURNAL RD

LOWER

DODDER PARK ROAD

ROAD

DODDER M

SPORTS

GO

RUSTREVOR RD

REVOR

ROAD

LORE

47A

WALSDALE

DIVI

LANDSCAPE

DRIVE

RIVERSIDE

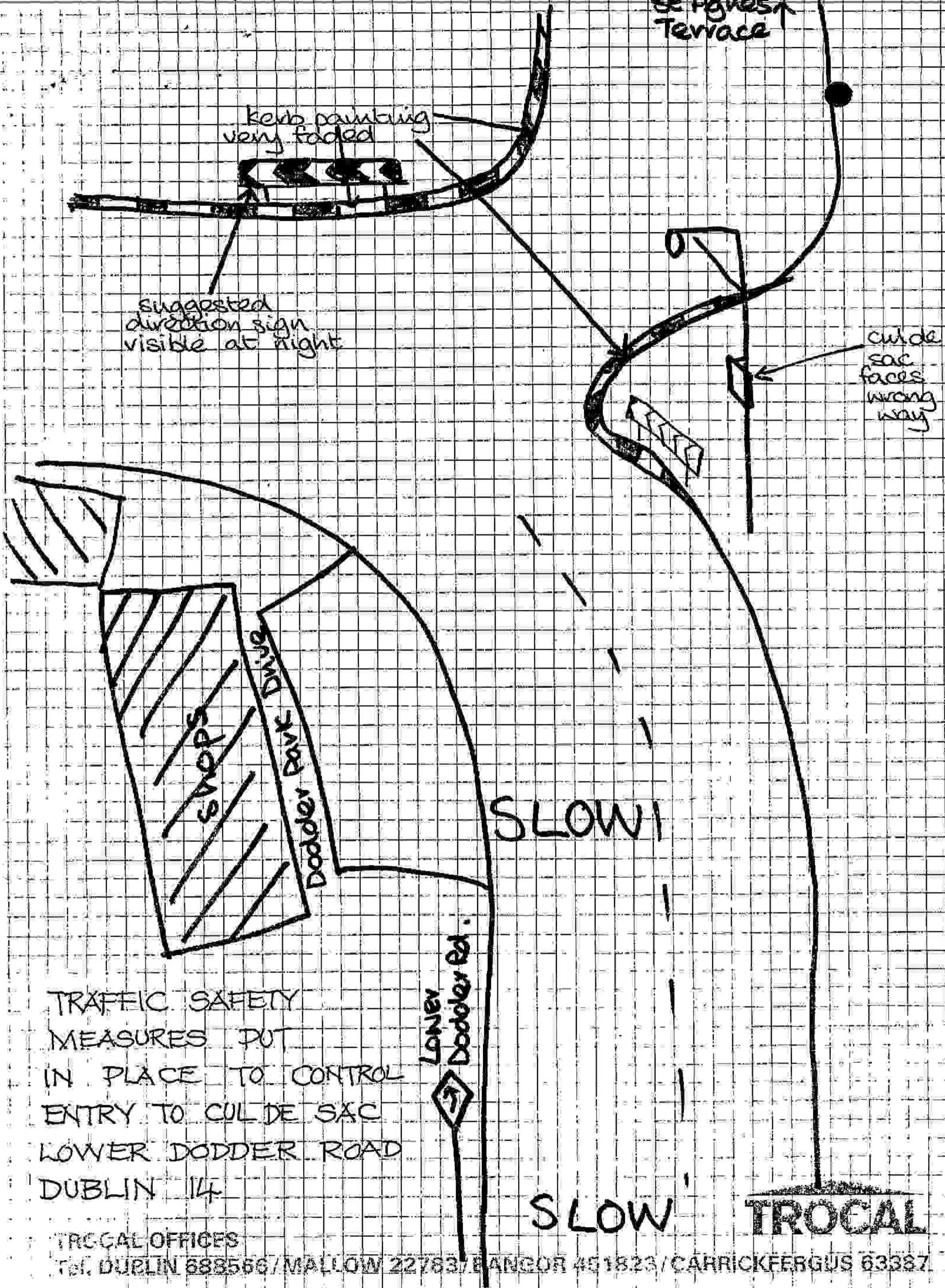
Map no. 2

RATHE

**Descriptions of Traffic Accidents which occurred on
Lower Dodder Road from 1983 to 1991**

Note: The locations at which these accidents took place are detailed on the accompanying map. Directions of vehicles are indicated as being from the Rathgar (Orwell Road) or Rathfarnham (Rathfarnham Road) ends of Lower Dodder Road; these correspond to: east to west and west to east respectively.

- A May 1983 - A car travelling from the Rathgar end of the road failed to negotiate the left hand bend near the Rathfarnham end, crossed the centre of the road and collided, head on, with an oncoming car.
- B October 1985 - A car travelling from the Rathgar end of the road struck a child who was crossing the road.
- C September 1986 - A car entering the road from the driveway of number 45 was struck by a car travelling from the Rathfarnham end of the road.
- D May 1987 - A car turning into the driveway of number 45 was struck by a following motorcycle. Both vehicles were travelling from the Rathgar end of the road.
- E July 1987 - A child cycling from the Rathfarnham end of the road was knocked off of his bicycle by an overtaking car at the bend near in front of the shops.
- F August 1987 - A car parked on the house side (as opposed to the river side) of the road, in front of number 41 was struck by a car travelling from the Rathgar end of the road.
- G September 1988 - A car entering the road from the driveway of number 44 was struck by a car travelling from the Rathgar end of the road.
- H August 1989 - A car travelling from the Rathgar end of the road mounted the kerb and struck the pillar box outside of number 50. In this accident the pillar box, constructed of 5/16 in. cast iron was broken off and the upper 4 ft. portion, certainly weighing in excess of 300 lb., was propelled 80 ft. along the road, without rolling.
- I November 1989 - A car parked, on the house side of the road, in front of number 43 was struck by a car travelling from the Rathfarnham end of the road, as it overtook another vehicle.
- J March 1990 - A car overturned on the link road between Lower Dodder and Dodder Park Roads as it left the Lower Dodder Road.
- K March 1990 - A school boy was knocked off of his bicycle at the section of the road which leads to the back entrance of the High School.
- L June 1990 - A car travelling from the Rathfarnham end of the road overturned in front of the electricity substation at the Rathgar end of the road.
- M August 1990 - A car turning into the driveway of number 83 was struck by a following car; both vehicles were travelling from the Rathgar end of the road.
- N October 1990 - A car travelling from the Rathfarnham end of the road overturned near the electricity substation.
- O May 1991 - A car travelling from the Rathfarnham end of the road mounted the kerb and collided with the wall, on the river side of the road, opposite the electricity substation.



TRAFFIC SAFETY
 MEASURES PUT
 IN PLACE TO CONTROL
 ENTRY TO CUL DE SAC
 LOWER DODDER ROAD
 DUBLIN 14

TROCAL OFFICES
 TEL. DUBLIN 688566 / MALLOW 22783 / BANGOR 451823 / CARRICKFERGUS 63387

Dodder Residents Association

43 Lower Dodder Rd
Dublin 14
6. 5. 91.

91A/576
278

13/5

Mr A. Smith
Principal Planning Officer
Dublin County Council.

09 MAY 91

RE REQ. REF. 91^A/0576.

Dear Sir,

I refer you to my letter of April 26th 91
& of your reply received on May 5th 91.

The point about which we sought clarification
is as follows.

- A) A notification of a decision to grant permission
was given about this site on March 26th 91 Ref
Ref 91^A/163.
- B) An appeal was lodged by us on April 12th 91
- C) On April 12th 91 a new application for the same
site Ref. Ref. 91^A/576 was lodged - seeking
"Alterations to approved Residential development
incorporating provision of an additional two
storey Apartment."

Our contention is that the wording

Dodder Residents Association

"Approved" is irregular, misleading & incorrect in that no permission / approval was ever given for this development — only a notification of a decision to grant permission.

An early reply clarifying this point would be appreciated.

Yours faithfully,

Felicity Seady,

Hon. Sec. Dodder Residents Association

Dodder Residents Association

PK

43 LR Dodder Rd

Dublin 14

25. 4. 91

91A/576

229

OBJECT

Principal Planning Offices
Dublin County Council
Block 2, Irish Life Centre
Lower Abbey St
Dublin 1.

R
3/14

Req Ref 91A 576.

26 APR 91

Dear Sir,

We note there has been a revised application made for alterations to approved residential development incorporating provision of one additional two storey apartment at Dodder Waves + Dodder Cottage adjacent Lower Dodder Rd, Req Ref. 91A 576.

We wish to point out that no plans have received planning approval for residential development on this site. In our opinion this application has approved residential development is misleading. As you are aware our Association has lodged an appeal against a previous notification of a decision to grant permission Req Ref. 91A 0163.

The current application Req Ref 91A 576 appears to be irregular; we therefore are seeking clarification on this point.

Dodder Residents Association ●

Having reviewed the bill R. Ref. 91A 576 we would have substantial grounds of objection to the proposed plans.

We would like to express our disappointment that in the last instance (Ref. Ref 91A 163) a decision was arrived at by the Planning Authority in such a short time that the views of our Association could not be considered.

Yours faithfully,

Felicity Seady

Hon Sec. Dodder Residents Association.

Confidential

John.

Can you outline difference
Between 91A/0576 & 91A/0163



17/4/91

Dick,

Attached doc. shows extent of
both applications -:

91A/576 in Red

91A/163 in Green

John
18/4/91.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0576

Date : 18th April 1991

Dear Sir/Madam,

Development : Alterations to approved residential development
incorporating provision of one additional two storey
apartment

LOCATION : Dodder Cottage/Dodder Waves, Dodder Road Lower

Applicant : Zoe Developments Ltd

App. Type : PERMISSION

Date Recd : 12th April 1991

Your application in relation to the above was submitted with a fee of
40.00

On examination of the plans submitted it would appear that the
appropriate amount should be 64.00

I should be obliged if you would submit the balance of 24.00
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,

.....
PRINCIPAL OFFICER

Zoe Developments Limited
10 Sycamore Road,
Mount Merrion,
Co. Dublin.

91A 10576

CERTIFICATE NO: _____

24146


Alterations to Residential Development to include additional abstr

PROPOSAL:
LOCATION:
APPLICANT:

Dodder cottage / Dodder Waves, Dodder Road, house
ZOE DEVELOPMENTS

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE SEC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT
Dwellings	2002	464	440	24		
	0016					
	NO final grant					

24 N 51064
3/5/91

Number 1 Certified Signed: _____ Date: _____
 Number 1 Endorsed: Signed:  Date: _____
 Number 2, 3, 4, 5, 6 & 7 Certified Signed: _____ Date: _____
 Number 2, 3, 4, 5, 6 & 7 Endorsed: Signed: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

M.O.S.



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

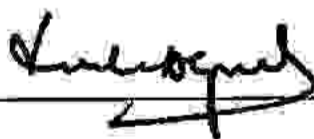
Our Ref.
Your Ref.
Date 30.05.1991

RE/ Apartments at Dodder Park Lower. Reg. Ref. 91A/0576.

With reference to this application, the Parks Department's comments are:-

1. A previous planning application was lodged with Dublin County Council, as per Reg. Ref. 91A/0163, for 13 apartments. According to the grant of permission, units 11 and 12 were eliminated and the area of these units designated as public open space. This application is now subject of a third party appeal.
2. This current application states that one additional two storey apartment is proposed as per the site layout drawing No. 2D 24/01/C. However, the applicants have not taken account of the requirements, Condition No. 14, Reg. Ref. 91A/0163, and this layout encroaches on part of the conditioned public open space, subject of a previous permission.

Accordingly, it is recommended that this application is refused.


SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 31.05.91
Time 3.20

P/2451/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0576

Date Received : 12th April 1991

Correspondence : Zoe Developments Limited
Name and : 10 Sycamore Road,
Address : Mount Merrion,
Co. Dublin.

Development : Alterations to approved residential development
incorporating provision of one additional two storey
apartment

Location : Dodder Cottage/Dodder Waves, Dodder Road Lower

Applicant : Zoe Developments Ltd

App. Type : Permission

Zoning :

(MOS/AC)

Report of the Dublin Planning Officer dated 27 May 1991.

This is an application for PERMISSION for alterations to approved residential development incorporating provision of one additional two-storey apartment at site at Dodder Cottage/Dodder Waves, Dodder Road Lr. for Zoe Developments Ltd.

Reg. Ref. 91A/0163, a decision to grant permission for the proposed ~~dem~~ demolition of Dodder Cottage, Dodder Road Lr., and the construction of 13 no. two-storey apartments was made by Dublin County Council on 26.03.91 (Decision Order P/1266/91). This decision is currently on appeal to An Bord Pleanála.

The decision to grant permission was made subject to 24 no. conditions. Condition No. 14 stated:

"That Unit Nos. 11 and 12 be omitted from the proposed development and Unit No. 13 relocated to connect to Unit Nos. 9 and 10. The open space area provided to the rear of car parking space 10-16 is to be extended to take up the space of the omitted units. A drawing showing the omission of Units 11 and 12 from the development and the extension of the open space area is to be submitted and agreed in writing with the Planning Authority prior to the commencement of development."

The development proposed in this application is not correctly described in the advertisement submitted as part of this application. The development proposed under the earlier application (Reg. Ref. 91A/0163) is not an approved development given the appeal of the Council's decision to An Bord Pleanála. *The Plans sub. as part of this application relate only to units nos 9-12.*
The proposed development seeks to increase the number of units on the site by

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0576

Page No: 0002

Location: Dodder Cottage/Dodder Waves, Dodder Road Lower

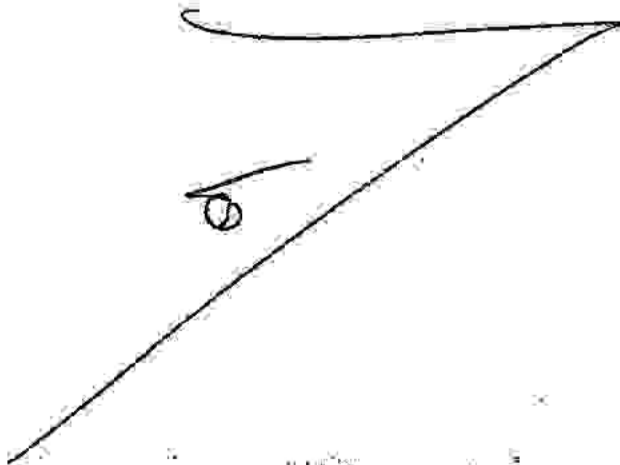
one, when compared with the Council's decision to grant permission, the site coverage index as proposed in this application is greater than the site coverage in the earlier decision to grant.

The proposed elevations have been modified when compared to the earlier applications, but do not constitute a significant improvement. Dublin County Council have already made a decision to grant permission effectively for 11 no. apartments on this site, incorporating ~~22~~ ²² no. bedspaces.

Any proposal to increase the number of apartments on the site is considered undesirable from a planning point of view. *The contents of letters of objection to the proposed development have been noted.* I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1990, for the following (2) reasons:

REASONS FOR REFUSAL

- 01 Dublin County Council made a decision to grant permission for the demolition of Dodder Cottage and the construction of 11 no. two-storey apartments (Decision Order No. P/1266/91, dated 26.03.91) under Reg. Ref. 91A/0163. The development proposed in this application seeks to increase the number of apartments and consequently the number of bedspaces and the site coverage index on this site. Eleven no. apartments is considered to be the maximum number of apartments which should be constructed on this site having regard to ~~protecting the~~ *the need to protect* residential amenities of the area. The proposal to increase the number of residential units on the site is considered to be contrary to the proper planning and development of the area and *would seriously injure the amenities of property in the vicinity.*
- 02 The proposed development has not been described adequately in the advertisement submitted as part of this application. ~~The applicant should note that the development proposed in the earlier application lodged under Reg. Ref. 91A/0163 is not an approved development and is currently on appeal to a Bord Pleanála.~~ *the subject of an appeal to Bord Pleanála.*



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0576

Page No: 0003

Location: Dodder Cottage/Dodder Waves, Dodder Road Lower

10

MOS

Richard Cremins J.P.
.....
for Dublin Planning Officer 36.91

Endorsed: *[Signature]*
.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (2) reasons set out above is hereby made.

Dated: 7 June 1991.....

K.O. Sullivan
.....
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2451 /91. Date of Decision : 7th June 1991

Register Reference : 91A/0576 - Date Received : 12th April 1991

Applicant : Zoe Developments Ltd.

Development : Alterations to approved residential development
incorporating provision of one additional two storey
apartment

Location : Dodder Cottage/Dodder Waves, Dodder Road Lower

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the 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 Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- 2.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

[Handwritten Signature]
Date: 10/6/91.....

Zoe Developments Limited
10 Sycamore Road,
Mount Merrion,
Co. Dublin.

Reg.Ref. 91A/0576
Decision Order No. P/ 2451 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

REASONS FOR REFUSAL

- 01 Dublin County Council made a decision to grant permission for the demolition of Dodder Cottage and the construction of 11 no. two-storey apartments (Decision Order No. P/1266/91, dated 26.03.91) under Reg. Ref. 91A/0163. The development proposed in this application seeks to increase the number of apartments and consequently the number of bedspaces and the site coverage index on this site. Eleven no. apartments is considered to be the maximum number of apartments which should be constructed on this site having regard to the need to protect residential amenities of the area. The proposal to increase the number of residential units on the site is considered to be contrary to the proper planning and development of the area and would seriously injure the amenities of property in the vicinity.

- 02 The proposed development has not been described adequately in the advertisement submitted as part of this application. The development proposed in the earlier application lodged under Reg. Ref. 91A-0163 is not an approved development and is currently the subject of an appeal to An Bord Pleanala.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

46/49 UPPER O'CONNELL STREET

statement that the fee

DUBLIN 1.

related to the proposed application

CASH

CHEQUE

M.O.

B.L.

I.T.

N 39064

€ 24.00

Received this

day of

19

from

10 Synamore Rd,

Mt Merrion

the sum of

Pounds

Pence, being

€ 24.00

Cashier

S. CAREY
Principal Officer

Zoe Developments Ltd.

10 SYCAMORE ROAD, MOUNT MERRION, CO. DUBLIN.

Telephone: (01) ~~82682~~ 960082

29. 4. '91

F.A.O. Mr. Noleen Deane

RE: 9/A/0576 BALANCE OF FEE
With Compliments AS REQUESTED (£24.00) ENCLOSED.

REGARDS

David Torrey 3/5.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01)724755
Fax: (01)724896

Register Reference : 91A/0576

Date : 15th April 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Alterations to approved residential development
incorporating provision of one additional two storey
apartment

LOCATION : Dodder Cottage/Dodder Waves, Dodder Road Lower

APPLICANT : Zoe Developments Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 12th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Zoe Developments Limited
10 Sycamore Road,
Mount Merrion,
co. Dublin.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building DODDER COTTAGE / DODDER WAVES
(If none, give description sufficient to identify) DODDER ROAD LOWER

3. Name of applicant (Principal not Agent) ZOE DEVELOPMENTS LIMITED
Address 10 SYCAMORE ROAD, MOUNT MERRION, Co. DUBLIN Tel. No. 0260082

4. Name and address of person or firm responsible for preparation of drawings ZOE DEVELOPMENTS LIMITED
AS ABOVE Tel. No. _____

5. Name and address to which notifications should be sent ZOE DEVELOPMENTS LIMITED
AS ABOVE

6. Brief description of proposed development ALTERATIONS TO APPROVED RESIDENTIAL DEVELOPMENT INCORPORATING 1 ADDITIONAL APARTMENT. **NIL**

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used N/A
(b) Proposed use of each floor N/A

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? DEMOLITION OF DODDER COTTAGE PREVIOUSLY APPROVED.

11.(a) Area of Site 1033 Sq. m.
(b) Floor area of proposed development 51m² (ADDITIONAL APARTMENT) Sq. m.
(c) Floor area of buildings proposed to be retained within site 620m² Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD **140 12/4**

13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box. **N35199.**

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15.List of documents enclosed with application 4 COPIES EACH DRG 10'S
ZD 24/01, 02 + 05
NEWSPAPER ADVERT, CHECKS

16.Gross area of proposed development (See back) _____ Sq. m.
No of dwellings proposed (if any) 1 ADDITIONAL Class(es) of Development 1
Fee Payable £ 40.00 Basis of Calculation 1 x £32. + £8 FOR ALTERATIONS TO PREVIOUSLY APPROVED APT.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) David Tappin Date 12.4.91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/0576
Amount Received £ _____
Receipt No 22-7
Date _____



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situated, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat).	£55.00 each
B	Domestic Extension (Improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not a
acknowledgement that the sum
tendered is the prescribed application
fee. N 35199

- PAID BY
- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£40.00

17th day of April 1991

Received this

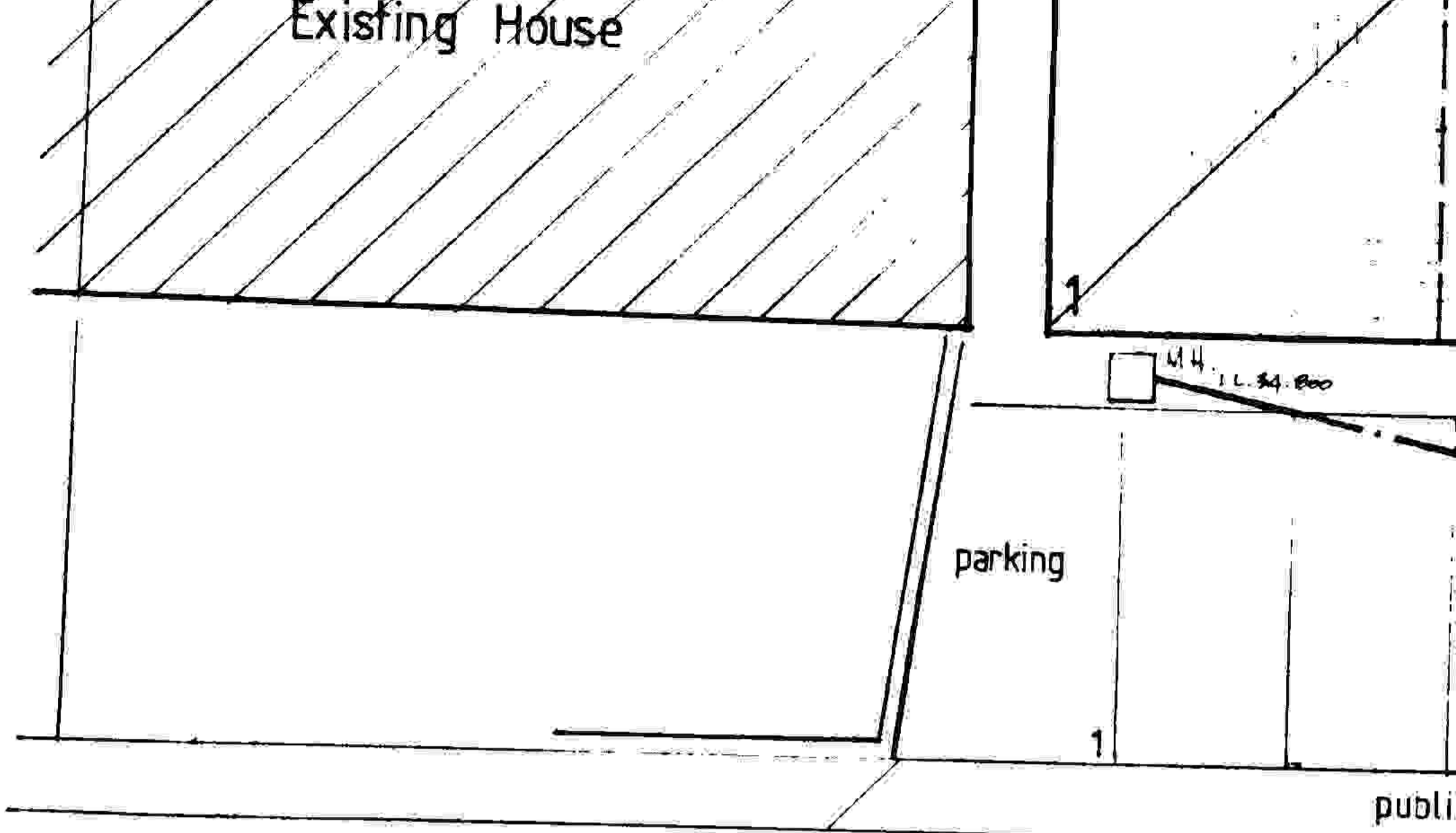
from Zoo developments Ltd
10 Sycamore road

the sum of 40 Pounds
Pence, being 17

planning application at Dodder College Dodder, Dublin
Dodder road, Co. Dub

Michael O'Hara Cashier

S. CAREY
Principal Officer



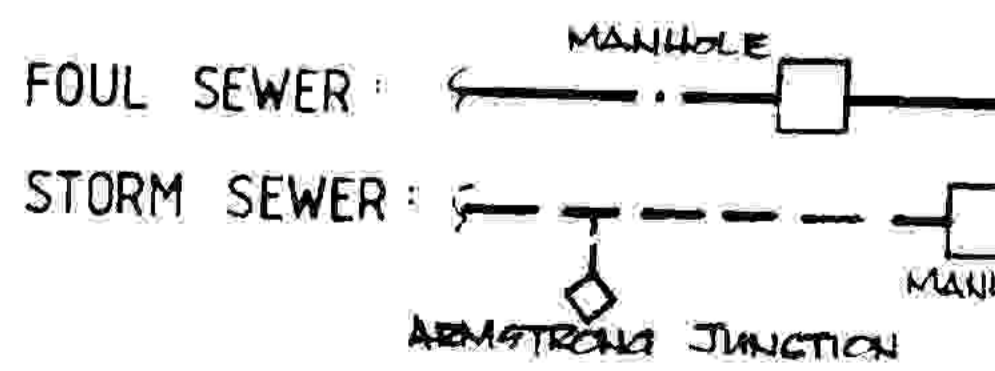
(cul de sac)



SELECTED
PREPARED
COMPACTS

DODDER

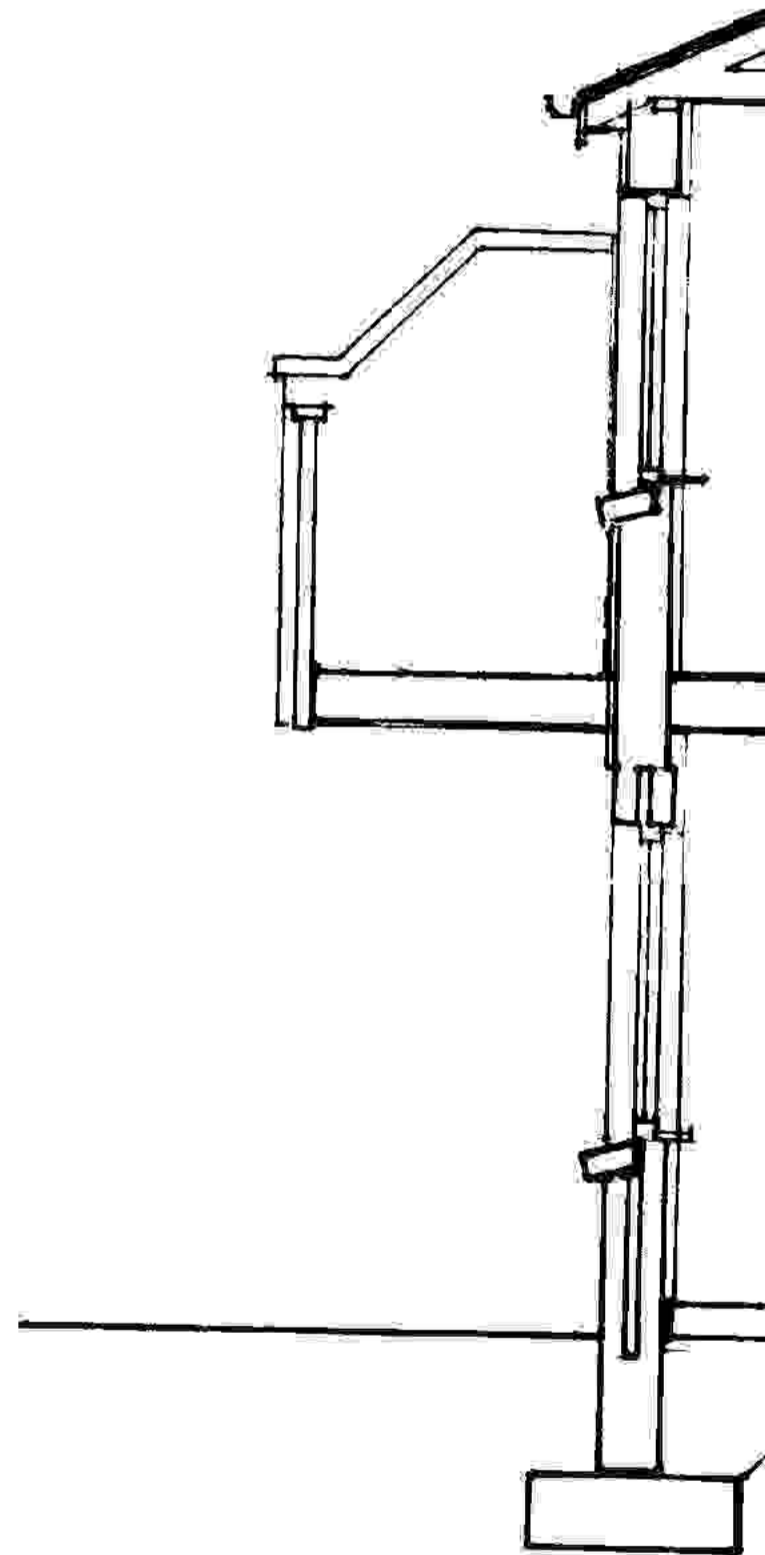
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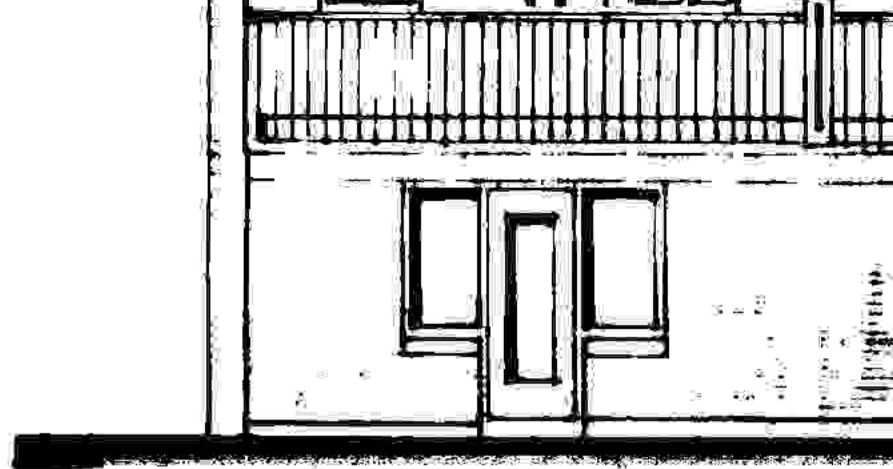


C	REVISION NO 11 REVISED, IPT NO 12 ADDED ISSUED FOR PLANNING PERMISSION.	12.4.91
E	ISSUED FOR E.P.L. APPROVAL	18.2.91
A	ISSUED FOR PLANNING PERMISSION	13.2.91
	revision	date

Ground Floor Plan

L. 47





APARTMENT NO 12 APPT.



North Eleva