

South Dublin County Council
An Rannóg Talamhúsaíde, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

L. & M. Kelly
26 Cois Na hAbhann,
Old Bawn,
Tallaght,
Dublin 24.

**NOTIFICATION OF DECISION TO REFUSE EXTENSION OF DURATION OF
PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number 0538	Date of Decision 25-Apr-2022
Register Reference SD16A/0303/EP	Date 04-Mar-2022

Applicant: Liam & Marion Kelly

Development: Removing of existing garden wall and palisade fence along western boundary and for constructing a new 215mm tk. x 2.1m high rendered block perimeter wall complete with piers and concrete capping along south and west boundary to incorporate part adjoining site (area 481.3sq.m.). Permission sought for construction of 2 new semi-detached 3 bedroom houses to side (floor area to be 126.85sq.m per house, with a proposed ridge height of 8.325m above ground level), including 900mm deep bay window to front elevations at ground and first floor levels, single storey flat roof extended ground floor across rear and first floor windows to east and west elevations. Permission also sought for the construction of 2 new 3m wide driveway entrances with 750mm high block wall and 450mm.sq. x 1.2m high brickwork piers across front/n.east boundary, to form vehicle access onto new 6.15m long extended roadway across front of site, complete with dished footpath and kerbing to tie into existing, together with all associated site works.

Location: 26 Cois Na hAbhann, Old Bawn, Tallaght, Dublin 24.

Dear Sir/Madam,

In pursuance of its functions under the above mentioned Acts, South Dublin County Council, being the Planning Authority for County of South Dublin, did by Order dated as above make a decision to REFUSE EXTENSION OF DURATION OF PERMISSION for the following reasons:

Reasons

1. The criteria set down in Section 42 of the Planning and Development Act 2000 (as amended) are not met in this instance, and the Planning Authority therefore cannot grant permission for an extension of duration of permission. In each case the Planning and Development Act 2000 (as amended) sets out as necessary criteria that works have commenced and substantial works must have taken place.



for Senior Planner

Date: 26-Apr-2022