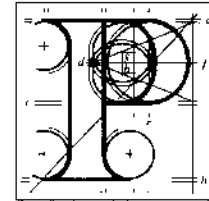


Our Case Number: ABP-314138-22

Planning Authority Reference Number: SD21B/0636



**An
Bord
Pleanála**

Land Use Planning & Transportation

26 JUL 2022

South Dublin County Council

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 25 July 2022

Re: New driveway entrance in the front garden and new pavement dish with associated site works.
13, Newcastle Manor Park, Newcastle, D22 WK22

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-314138-22) the request at 1 on page 1 of this letter has been forwarded.

Signed: _____

Print:(_____)

Date: _____

Yours faithfully,

Liam Halpin

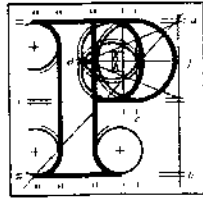
Liam Halpin
Direct Line: 01-8737280

BP07

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64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublín 1
D01 V902 D01 V902



An
Bord
Pleanála

Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Newcastle Manor Management Company CLG

(b) Address

Unit 5 The Maieston, Santry Cross, Dublin 11

AN BORD PLEANÁLA	
LDG-	055 467-22
ABP-	
20 JUL 2022	
Fee: €	220 Type: <u>Cheque</u>
Time:	By: <u>post</u>

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please also provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Access Property Services

(b) Agent's address

Unit 5 The Maieston, Santry Cross, Dublin 11

Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1 The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

South Dublin County Council

(b) Planning authority register reference number

(for example: 18/0123)

SD21B/0636

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

13 Newcastle Manor Park, Newcastle, Co. Dublin, D22 WK22

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

We are the Managing Agents who are contracted to Newcastle Manor Management Company Ltd. On their behalf we would like to object to the above lodged planning permission for vehicular access into front garden to create new driveway.

The kerb would have to be altered and unfortunately this will damage the common area, the kerbs and the landscaping along this road. This will cause interference with the existing parking which is already challenged in this estate and will effect the turning circle at the cul de sac preventing cars from turning safely.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the "yes, I wish to request an oral hearing" box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the "No, I do not wish to request an oral hearing" box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark
Last updated: April 2019.



Planning Appeal Form
April 2019

Page 5 of 5

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Margaret Delaney,
Property Manager,
Access Property Services
Unit 5, The Maieston
Santry Cross
Dublin 11
D11W958

RECEIVED
15 JUL 2022

Date: 26-Jan-2022

Dear Sir/Madam,

Register Ref: SD21B/0636
Development: New driveway entrance in the front garden & new pavement dish with associated site works.
Location: 13, Newcastle Manor Park, Newcastle, D22 WK22
Applicant: Gerard Holohan
Application Type: Permission
Date Rec'd: 20-Dec-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 (as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "**Notify me of changes**" and click on "**Subscribe**". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for **Senior Planner**

Unit 5, The Maieston, Santry Cross,
Dublin 11 D11W958

T: 01 816 3333

info@propertymgt.ie
accounts@propertymgt.ie

South Dublin County Council
County Hall,
Tallaght
Dublin 24
D24 A3XC

25th January 2022

Planning Appeal (objection) : (NEW Driveway entrance in the front garden and new pavement dish with associated site works at 13 Newcastle Manor Park)
Reference No: SD21B/0636

Name of the person or body making the submission or observation: Newcastle Manor Management Company CLG, C/o Access Property Services, Unit 5 The Maieston, Santry Cross, Dublin 11

Dear Sir / Madam,

We are the Managing Agents who are contracted to Newcastle Manor Management Company Ltd. On their behalf we would like to object to the above lodged planning permission.

We would like to confirm that our support of this application has been withdrawn. The letter being used (dated 10th August 2021- Cover letter converting garden into driveway) was for a previous submission SD21B/0481 which we subsequently objected to and withdrew.

Our concerns are mainly due to the alteration of the common area and the kerbs along this road. This will cause interference with the existing parking and the turning circle at the cul de sac.

Please do not hesitate to contact us if you have any queries.



Kind Regards
Brian Phelan
For and on behalf of
Newcastle Manor Management Company CLG



Access
Property Services

Unit 5, The Maieston, Santry Cross,
Dublin 11 D11W958

T: 01 816 3333
info@propertymgt.ie
accounts@propertymgt.ie

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

19th July 2022

RE: SD21B/0636

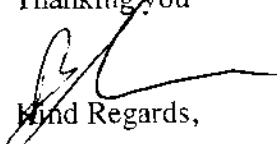
To Whom it may concern

Please find enclosed appeal for the above planning number. I also attached the submission documentation.
I can confirm that Newcastle Manor Management Company CLG have the same office address as Access Property Services.

We sent in an appeal register posted 18/07/22 but there was some incorrect details in the Appellants Details. This has been amended in the attached document .Newcastle Manor Management Company CLG are the appellants and Access Property Services is the Agent., please submit the attached as the correct one. I also attach payment of same again.

I would appreciate refund of €220 as paid in the previous submission as discussed on the phone.

Thanking you


Kind Regards,

Brian Phelan
Access Property Services
For and on behalf of Newcastle Manor Management Company CLG