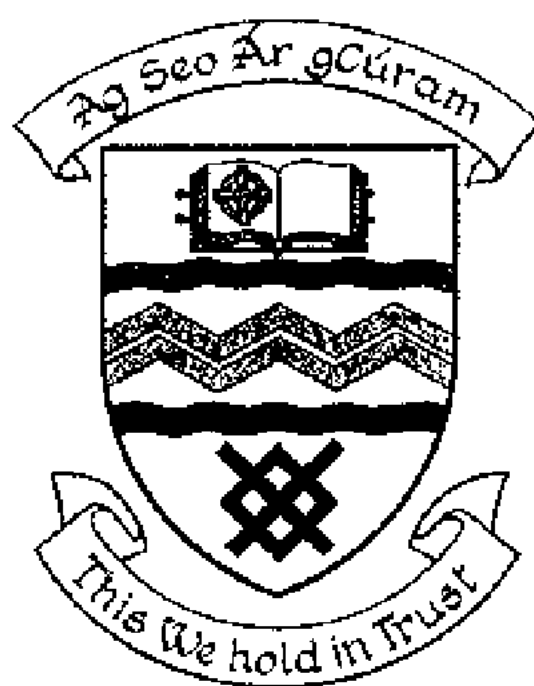


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0642	
1. Location	Adjacent to 2 Woodford Heights, Clondalkin, Dublin 22.		
2. Development	2 storey 4 bedroomed dwelling.		
3. Date of Application	17/09/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/10/98 2.	1. 27/10/98 2.
4. Submitted by	Name: Raymond O'Sullivan, Address: Newtown, Eadestown,		
5. Applicant	Name: Mr. F. McCarthy, Address: 2 Woodford Heights, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2502  Date 10/12/98	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	
0	0	0	
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.

Telephone: 01-414 9000  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2502	Date of Decision 10/12/98
Register Reference S98A/0642	Date 17th September 1998

**Applicant** Mr. F. McCarthy,  
**Development** 2 storey 4 bedroomed dwelling.  
**Location** Adjacent to 2 Woodford Heights, Clondalkin, Dublin 22.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 09/10/98 /27/10/98

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.

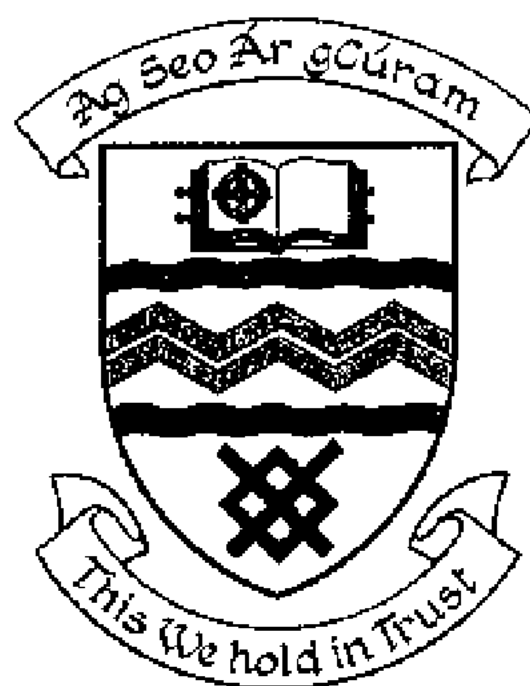
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
..... 11/12/98  
for SENIOR ADMINISTRATIVE OFFICER

Raymond O'Sullivan,  
Newtown,  
Eadestown,  
Naas,  
Co. Kildare.

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REG REF. S98A/0642

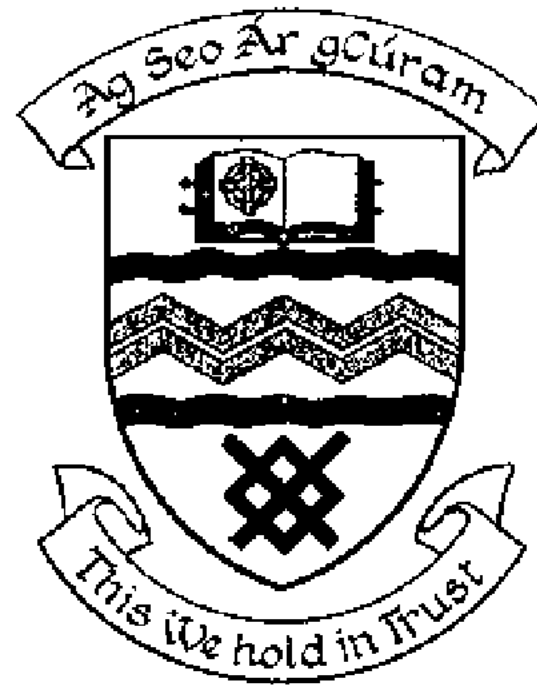
**Reasons**

- 1 The proposed house would be substandard by reason of inadequate separation from the existing dwelling. The proposed separation is less than 1 metre whereas the Development Plan requires 2.3 metres.
- 2 The proposed house has a building line of 1 metre from the adjoining boundary with the Local Distributor Road. As such the proposed development would be visually intrusive and constitute disorderly development and would seriously injure the amenities and depreciate the value of property in the vicinity. This situation would be aggravated by the difference in ground level between the site and adjoining footpath and the provision of a chimney in the gable.
- 3 The proposed development would contravene materially the zoning objective for the area, which is "To protect and improve residential amenity", and would therefore be contrary to the proper planning and development of the area.
- 4 The proposed house would be located within 5 metres of a 200mm diameter watermain which is the minimum required by the Environmental Services Engineer. Again the differences in ground levels would aggravate the situation. As such the proposed development would be prejudicial to public health.

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

Order Number 2062	Date of Order 09/10/98
Register Reference S98A/0642	Date 17th September 1998

**Applicant** Mr. F. McCarthy,  
**Development** 2 storey 4 bedroomed dwelling.  
**Location** Adjacent to 2 Woodford Heights, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 30/09/98 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:-

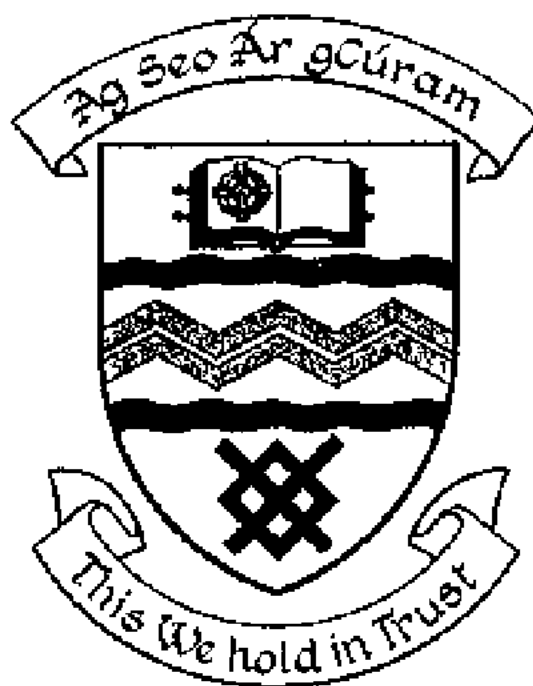
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

Raymond O'Sullivan,  
Newtown,  
Eadestown,  
Naas,  
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S98A/0642

- (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,

*PH*

.....  
for Senior Administrative Officer.

12/10/98