

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0357	
1. Location	16 Ballynakelly Cottages, Newcastle, Co. Dublin.		
2. Development	2 semi-detached bungalows.		
3. Date of Application	04/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Verona and Gerard Lenihan, Address: 16 Ballynakelly Cottages, Newcastle,		
5. Applicant	Name: Verona and Gerard Lenihan, Address: 16 Ballynakelly Cottages, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1520 Date 30/07/98	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**

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

Decision Order Number 1520	Date of Decision 30/07/98
Register Reference S98A/0357	Date 4th June 1998

Applicant Verona and Gerard Lenihan,
Development 2 semi-detached bungalows.
Location 16 Ballynakelly Cottages, Newcastle, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including 10/08/98

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

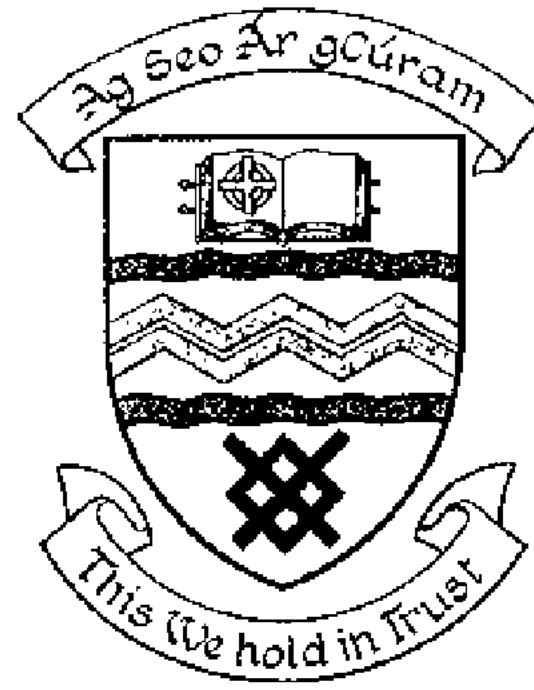
30/07/98

Verona and Gerard Lenihan,
16 Ballynakelly Cottages,
Newcastle,
Co. Dublin.

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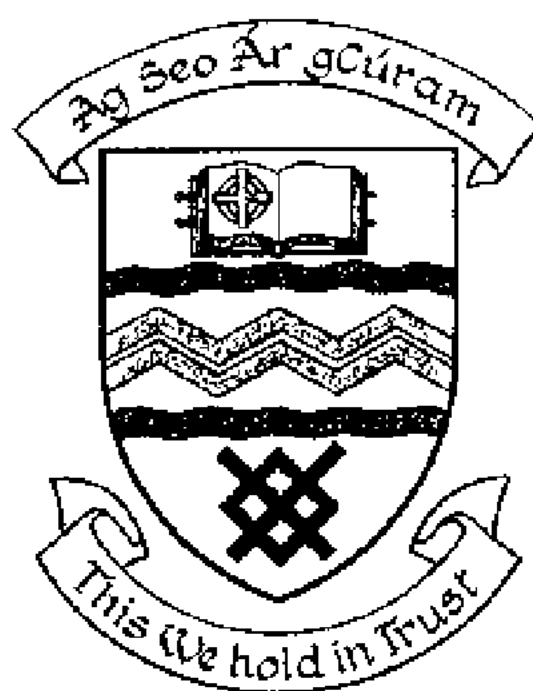
Reasons

- 1 The proposal to increase the number of dwellings from one to three on the existing site is excessive having regard to the pattern of surrounding residential development and the County Council's policy regarding density and infill development in residential area. The proposed development constitutes substandard over development of the site which would be seriously injurious to residential amenity and would devalue properties in the vicinity.
- 2 The proposed development would materially contravene the policies set out in paragraph 3.5.6 of the Dublin County Development Plan regarding private open space provision around dwellings in that the proposed rear garden length falls considerable short of the minimum distance of eleven metres required.
- 3 The proposed development infringes the existing building line in that the position of the proposed dwellings has been necessarily setback from the existing building line due to deficiencies in site configuration and site frontage.
- 4 The existing sewerage system serving the area is seriously overloaded and there is no capacity to serve additional development due to lack of dilution within the receiving stream which accepts the treated effluent from the Newcastle Treatment works. The proposed development would therefore be premature by reason of the said deficiency in the provision of public piped sewerage facilities and the period within which such deficiencies may reasonably be expected to be made good.

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- 5 The submission does not include any details of the proposed arrangements for surface water drainage to serve the development.