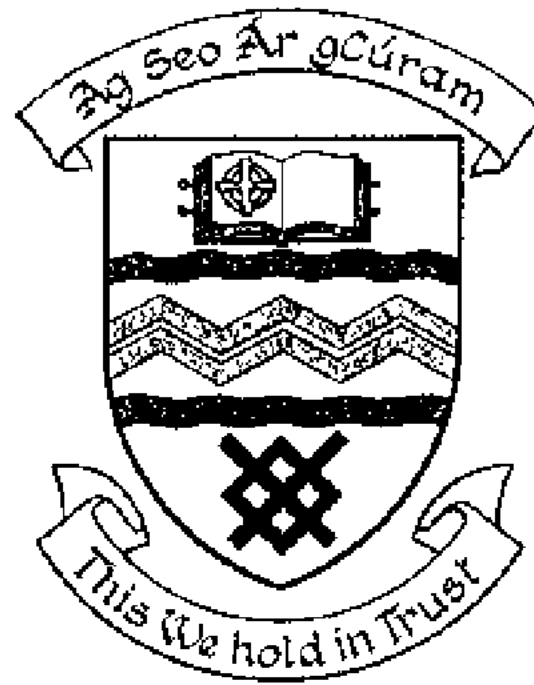


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0280	
1. Location	7 Beechfield Avenue, Cromwellsfort Road, Walkinstown, Dublin 12.		
2. Development	A two storey news dwelling to rear of house with vehicle access from laneway.		
3. Date of Application	01/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mrs. Monica White, Address: 7 Beechfield Avenue, Cromwellsfort Road,		
5. Applicant	Name: Mrs. Monica White, Address: 7 Beechfield Avenue, Cromwellsfort Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 1253 Date 25/06/98	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
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.

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

Decision Order Number 1253	Date of Decision 25/06/98
Register Reference S98A/0280	Date 1st May 1998

Applicant Mrs. Monica White,

Development A two storey mews dwelling to rear of house with vehicle access from laneway.

Location 7 Beechfield Avenue, Cromwellsfort Road, Walkinstown, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

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 OUTLINE 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

.....
for SENIOR ADMINISTRATIVE OFFICER

25/06/98

Mrs. Monica White,
7 Beechfield Avenue,
Cromwellsfort Road,
Walkinstown,
Dublin 12.

**SOUTH DUBLIN COUNTY COUNCIL
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Reasons

- 1 The proposed development will result in additional traffic movements on a narrow laneway with no footpaths and where access vision is very substandard and as such would endanger public safety by reason of traffic hazard. The development would result in on-street car parking in the area.
- 2 The proposed development would set an undesirable precedent for other similar developments on this substandard rear laneway which would tend to lead to serious traffic congestion.
- 3 The proposed development by reason of its backland location, inadequate separation from existing dwellings in the vicinity and potential overlooking and inadequate provision of private open space, would constitute substandard disorderly development and would seriously injure the amenities of and depreciate the value of property in the vicinity. The standards laid down in the Development Plan regarding depths of front and rear gardens cannot be complied with.
- 4 The proposed development would be at variance with the prevailing density and character of development in the area and as such would be contrary to the proper planning and development of the area.