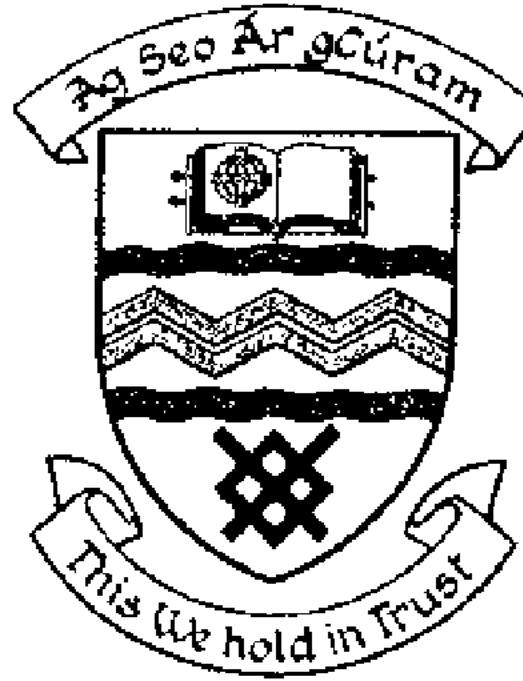


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0211	
1. Location	Adjoining No. 14 Tower Road and to the rear of the Round Tower, Tower Road, Clondalkin, Dublin 22.		
2. Development	Six residential apartments in one single block arranged as three duplex units at first and second floor level over three ground floor apartments at a site formerly known as "Tower Lodge".		
3. Date of Application	06/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Coli O'Donoghue, Address: Gilroy McMahon Architects, 7 Ontario Terrace,		
5. Applicant	Name: Ms. R. Ryan, Address: 7 Ontario Terrace, Dublin 6.		
6. Decision	O.C.M. No. 1060 Date 03/06/98	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

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**PLANNING
DEPARTMENT**

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Dublin 24

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

Decision Order Number 1060	Date of Decision 03/06/98
Register Reference S98A/0211	Date 6th April 1998

Applicant Ms. R. Ryan,

Development Six residential apartments in one single block arranged as three duplex units at first and second floor level over three ground floor apartments at a site formerly known as "Tower Lodge".

Location Adjoining No. 14 Tower Road and to the rear of the Round Tower, Tower Road, Clondalkin, Dublin 22.

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 PERMISSION** in respect of the above proposal.

for the (6) Reasons on the attached Numbered Pages.

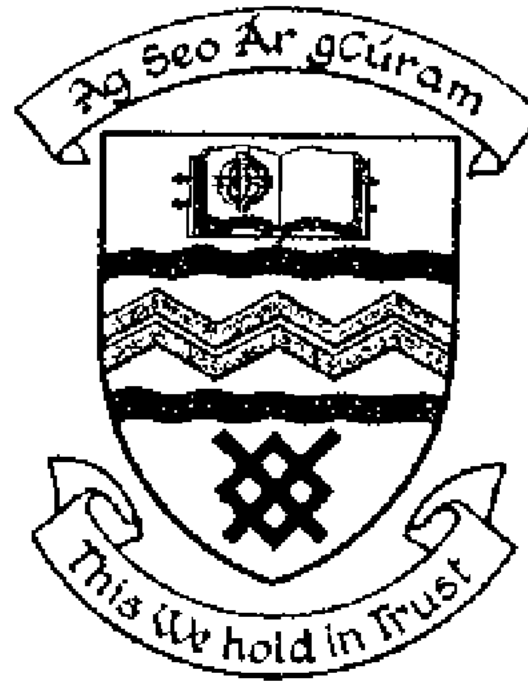
Signed on behalf of the South Dublin County Council

.....DC.....
for SENIOR ADMINISTRATIVE OFFICER

03/06/98

Coli O'Donoghue,
Gilroy McMahon Architects,
7 Ontario Terrace,
Rathmines,
Dublin 6.

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Reasons

- 1 The proposed development by reason of it's height, position and design would be seriously injurious to the amenity value of the Round Tower which is included on List One for preservation and conservation on the Dublin County Development Plan, 1993. As a result the proposed development would materially contravene the Dublin County Development Plan, 1993.
- 2 The proposed development would seriously interfere with the Round Tower which is included in the Register of Historic Monuments under Section 5 of the National Monuments (Amendment) Act, 1987.
- 3 The proposed development by reason of its height, position and design does not integrate with the pattern and design of surrounding residential development and would give rise to overshadowing and overlooking of adjoining residential properties. As a result the proposed development would be seriously injurious to residential amenity and contrary to the proper planning and development of the area, and depreciate the value of property in the vicinity.
- 4 The proposed access on the north side of the tower onto Tower Road which is one-way from the south is substandard due to lack of visibility. As a result the proposed development would endanger public safety by reason of traffic hazard.

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- 5 The site is located within an area of Archaeological Potential. The submission does not include any evidence of documentary research, exploratory excavations or archaeological impact statements carried out by a fully qualified archaeologist which is essential for development of the site.
- 6 Insufficient off-street car parking facilities have been provided. This would result in on-street car parking and tend to create serious traffic congestion, particularly in view of the location of the site on a one way road system.