

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0169	
1. Location	7 New Road, Clondalkin (corner site with Newlands Road)		
2. Development	Two storey dwelling House.		
3. Date of Application	20/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr Vivian Cummins Address: 66/67 South Great Georges Street, Dublin 2.		
5. Applicant	Name: Mr and Mrs D O'Loughlin Address: 7 New Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0941  Date 18/05/98	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  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

<b>Decision Order Number</b> 0941	<b>Date of Decision</b> 18/05/98
<b>Register Reference</b> S98A/0169	<b>Date</b> 20th March 1998

**Applicant** Mr and Mrs D O'Loughlin  
**Development** Two storey dwelling House.  
**Location** 7 New Road, Clondalkin (corner site with Newlands Road)

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

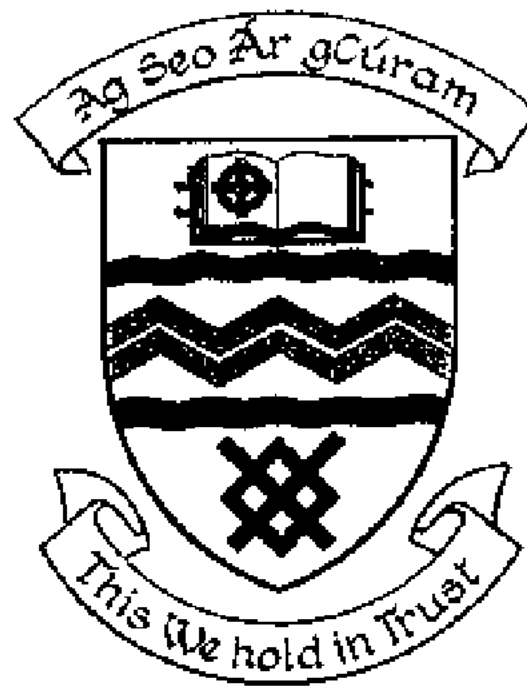
Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

18/05/98

Mr Vivian Cummins  
66/67 South Great Georges Street,  
Dublin 2.

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REG REF. S98A/0169

**Reasons**

- 1      The proposed development constitutes substandard development due to unsatisfactory subdivision of the existing site with the garden for the proposed dwelling being formed from the rear garden of the existing dwelling, infringement of the established building line along Newlands Road and a proposed house design and shape which does not integrate with the existing pattern of dwellings along New Road, Newlands Drive and Newlands Road. As a result the proposed development would be seriously injurious to residential amenity, would devalue property in the vicinity and would be contrary to the proper planning and development of the area.
  
- 2      No provision has been made for a minimum setback of two metres between the building and boundary wall adjoining the public road.
  
- 3      The proposed development infringes a building line determined by the Planning Authority.
  
- 4      The proposed building is shown located within 3 metres of a public foul sewer. A house in such proximity to a public foul sewer would be prejudicial to public health.