

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0106	
1. Location	Rear of 23 Newlands Drive, Clondalkin, Dublin 22.		
2. Development	A two storey detached dwelling with access onto Knockmeenagh Road, Clondalkin.		
3. Date of Application	26/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Eamonn Weber, Address: Architect, 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: Mr. D. Farrell, Address: 23 Newlands Drive, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0767  Date 22/04/98	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,  
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**PLANNING  
DEPARTMENT**  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0767	Date of Decision 22/04/98
Register Reference S98A/0106	Date 26th February 1998

**Applicant** Mr. D. Farrell,  
**Development** A two storey detached dwelling with access onto  
Knockmeenagh Road, Clondalkin.  
**Location** Rear of 23 Newlands Drive, 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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

22/04/98

Eamonn Weber,  
Architect,  
26 Aranleigh Mount,  
Rathfarnham,  
Dublin 14.

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~~REG REF. S98A/0106~~

**Reasons**

- 1 The proposed development is substandard having regard to the surrounding development in that the proposed site and remaining lands around the existing dwelling would each be deficient in size having regard to the size and site configuration of the surrounding residential development and the minimum standards for private open space to the rear of dwellings as set out in paragraph 3.5.6.(i) of the Dublin County Development Plan 1993. Furthermore the rear gardens of the existing properties along Newlands Drive would be seriously overlooked from the first floor rear elevation windows of the proposed dwelling. As a result the proposed development would materially contravene paragraph 3.5.6.(i) of the Dublin County Development Plan 1993, would be seriously injurious to surrounding residential amenity, would devalue property in the vicinity and would be contrary to the proper planning and development of the area.