

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0641	
1. Location	Rear of no.s 2,3,4,6 and 7 Newton Park with access through existing development at no.1 Newtown Park, Blessington Road, Tallaght, Dublin 24.		
2. Development	Amendment to already approved residential development (Reg. Ref. S97A/0053) including the provision of 7 number additional, 2 bedroom apartments in a 2/3 storey block.		
3. Date of Application	02/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Laurence Pierce Architects, Address: 79 Eccles Street, Dublin 7.		
5. Applicant	Name: Lismore Properties Ltd., Address: 17 Dame Court, Dublin 2.		
6. Decision	O.C.M. No. 4169  Date 28/11/97	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**  
P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order No. : 4169</b>	<b>Date of Decision : 28/11/97</b>
<b>Register Reference : S97A/0641</b>	<b>Date : 2nd October, 1997</b>

**Applicant :** Lismore Properties Ltd.

**Development :** Amendment to already approved residential development (Reg. Ref. S97A/0053) including the provision of 7 number additional, 2 bedroom apartments in a 2/3 storey block.

**Location :** Rear of no.s 2, 3, 4, 6 and 7 Newton Park with access through existing development at no. 1 Newton Park, Blessington Road, Tallaght, Dublin 24.

**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 (3) Reasons on the attached Number Pages.

Signed on behalf of South Dublin County Council

  
\_\_\_\_\_  
for Senior Administrative Officer

28/11/97

Laurence Pierce Architects,  
79 Eccles Street,  
Dublin 7.

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**Reasons**

1. The proposed building by virtue of its proximity to neighbouring rear gardens to the east - less than 1.0m from the boundary wall at its closest - its height and built together with proposed windows in the gable wall even though in obscure glazing, would be seriously injurious to the residential amenities and depreciate the value of property in the vicinity.
2. The proposed relocation of this building to the south would result in a distance of 19.0m between opposing living room/bedroom first floor windows in Blocks C and E at the closest point which would contravene section 3.7.7.iv of the 1993 Dublin County Development Plan which states :-  
  
"The minimum clearance distance of 22m between opposing windows will apply in the case of flats up to three storeys in height".  
  
The proposed development would, therefore, be contrary to the zoning objective for the area i.e. "to protect and improve residential amenity".
3. The applicant has failed to show a two-storey extension to the rear of House No. 4 Newtown Park and consequently how the proposed development will impact on this house.