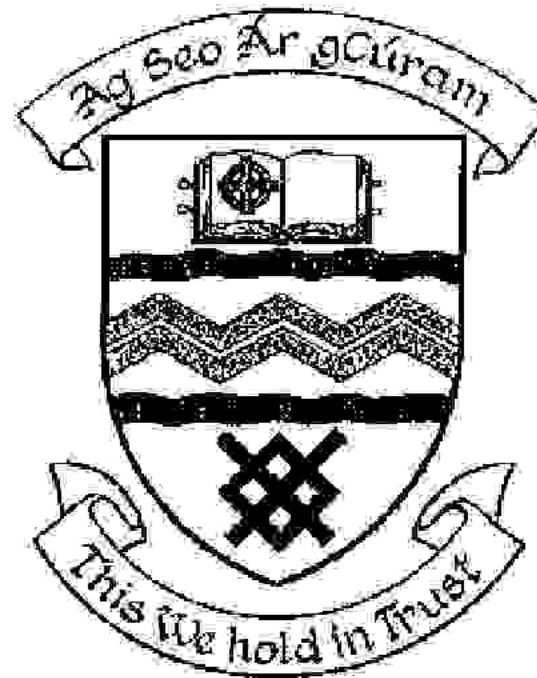


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
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 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3402	Date of Decision 16/11/2001
Register Reference S01A/0616	Date 20/09/01

**Applicant** Claire Dooley

**Development** Retention for the conversion of single storey workshop at the rear of property to 2 single bedrooms plus shower and toilet with the construction of a single storey leant to drying room at the side.

**Location** 346 Glenview Park, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

**Clarification of 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 Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

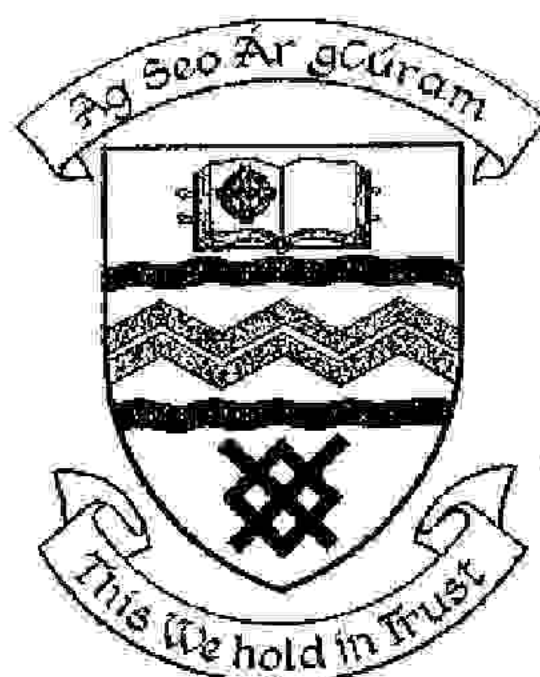
16/11/01

Michael O'Dea,  
Consulting Engineer,  
1 Riverview,  
Abbey Farm,  
Celbridge,  
Co. Kildare.

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REG REF. S01A/0616

**Reasons**

- 1 The proposed retention of the structure for use as living accommodation, by virtue of its detached nature and its location in the rear garden of the subject property, would seriously injure the amenities of property in the vicinity, would set an undesirable precedent for further similar development in the area and would be contrary to the proper planning and development of the area.
- 2 The site is located in an area zoned 'A', the objective for which is 'to protect and/or improve residential amenity'. For the reason given at 1 above, the proposed development would contravene materially the Development Plan zoning objective for the area.
- 3 It is the policy of the Environmental Services Department that no buildings be erected with 5m of a public sewer or watermain or any sewer or watermain that has the potential to be taken in charge. Due to the proximity of the proposed extension and the structure to be retained to the 450mm diameter public foul sewer that runs through the rear gardens of Newtown Park/Glenview Park, the proposed development would be prejudicial to public health. Furthermore, the applicant has submitted unclear information regarding the surface water drainage.