

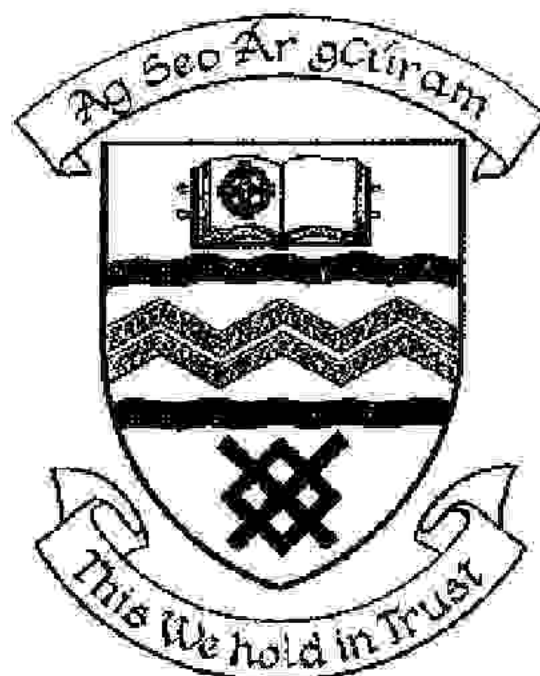
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0239	
1. Location	The Cottage, St. John's Ave., Commons Road, Clondalkin D.22.		
2. Development	Three two-storey town houses on a divided site to the rear of the cottage.		
3. Date of Application	23/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Planning Surveying & Building Services, Address: 13 Orlagh Way, Orlagh Grove,		
5. Applicant	Name: Philomena Archbold, Address: The Cottage, St. John's Ave., Commons Road, Clondalkin D.22.		
6. Decision	O.C.M. No. 2191 Date 20/06/2001	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	Date	Receipt No.	

M.

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 OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2191	Date of Decision 20/06/2001
Register Reference S01A/0239	Date 23/04/01

Applicant Philomena Archbold,

Development Three two-storey town houses on a divided site to the rear of the cottage.

Location The Cottage, St. John's Ave., Commons Road, Clondalkin D.22.

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

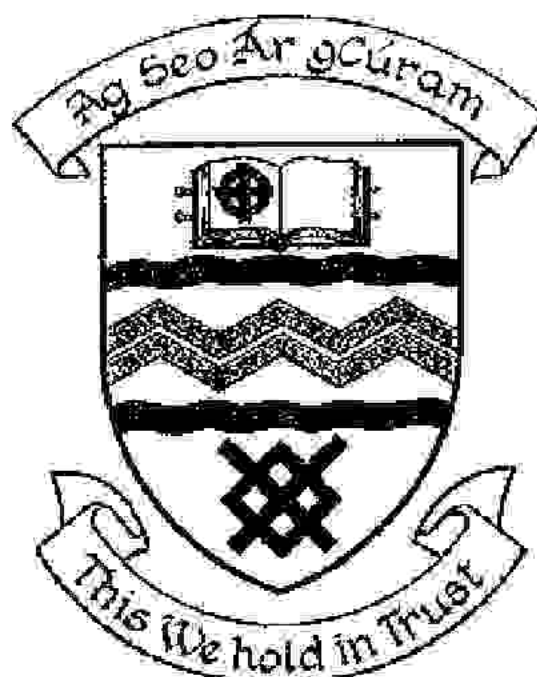
21/06/01

Planning Surveying & Building Services,
13 Orlagh Way,
Orlagh Grove,
Templeogue,
D. 16.

**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

REG REF. S01A/0239

Reasons

- 1 The proposed development would constitute undesirable, back-land, substandard development that would result in disorderly development, the establishment of piecemeal development at the rear of the existing residential property, with insufficient parking provision. This would be out of character with existing properties in the area and would lead to a loss of residential amenity for properties in the area. It would therefore be contrary to the proper planning and development of the area.
- 2 Because of the restricted dimensions, the shape of the site and the proximity of adjoining residences, the proposed development would set an undesirable density of development and present an overcrowded and disorderly appearance, and would seriously injure the amenities of the occupants of both the existing and proposed dwellings and also the amenities of other properties in the vicinity.