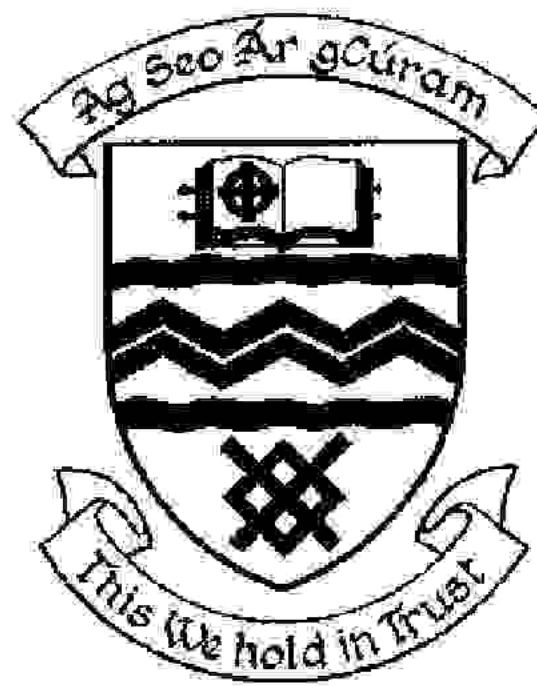


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0228	
1. Location	7 Knockmeenagh Road, Clondalkin, Dublin 22.		
2. Development	Two storey side extension and single storey rear extension of house to provide a 3 bedroom duplex apartment, first floor 2 bedroom apartment and a 2 bedroom ground floor apartment.		
3. Date of Application	10/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamonn McCann Architect, Address: Coach House, Carton House,		
5. Applicant	Name: Padraig Judge, Address: Moyglare Glebe Gatelodge, Moyglare, Maynooth, Co. Kildare.		
6. Decision	O.C.M. No. 1233 Date 08/06/2000	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
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



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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1233	Date of Decision 08/06/2000 <i>MA</i>
Register Reference S00A/0228	Date 10/04/00

Applicant Padraig Judge,

Development Two storey side extension and single storey rear extension of house to provide a 3 bedroom duplex apartment, first floor 2 bedroom apartment and a 2 bedroom ground floor apartment.

Location 7 Knockmeenagh Road, Clondalkin, Dublin 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 PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

MA
..... 08/06/00
for SENIOR ADMINISTRATIVE OFFICER

Eamonn McCann Architect,
Coach House,
Carton House,
Maynooth,
Co. Kildare.

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REG REF. S00A/0228

Reasons

- 1 The proposed extension by reason of its excessive width and use as apartments would constitute over development of this corner site, due to the inadequate off street parking provision. This would therefore lead to on street car parking at this corner site and would thus endanger public safety by reason of a traffic hazard.
- 2 The proposed extension to the side of No. 7 would seriously infringe an established front building line along Newlands Drive and would thus be contrary to the proper planning and development of the area.
- 3 The proposed development on this corner site and its use as apartments would set an undesirable precedent for similar development in this quiet residential area and would thus seriously injure the amenities and depreciate the value of property in the vicinity.
- 4 The proposed development is contrary to the provision in the Development Plan in relation to paragraph 3.4.8.i of the South Dublin County Council Development Plan 1998, which states that the sub-division of existing dwellings into apartments or bed sitters will not normally be acceptable in suburban estates of two-storey houses suitable for or occupied as single family accommodation. The development is also contrary to the paragraph 3.4.13.i of the South Dublin County Council Development Plan, 1998 regarding corner/side garden sites. It is therefore considered that this development is contrary to the proper planning and development of the area.
- 5 There is a 225mm foul sewer running westwards across the rear garden of the property close to the existing structure. This sewer serves a large area including Newlands Estate. The proposed development would be close to or over this sewer. No building is permitted within 5m of public sewer or sewer with potential to be taken in charge. The proposed development would therefore be prejudicial to public health.