

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0012	
1. Location	23 Newlands Road, Clondalkin, Dublin 22.		
2. Development	3 bedroom bungalow complete with new vehicular access and ancillary services to rear.		
3. Date of Application	13/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnamanagh Road, Walkinstown,		
5. Applicant	Name: Mr. B. Carroll, Address: 23 Newlands Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0490 Date 09/03/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

PLANNING
DEPARTMENT
P.O. Box 4122,
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 1993

Decision Order Number 0490	Date of Decision 09/03/2000
Register Reference S00A/0012	Date 13/01/00

Applicant Mr. B. Carroll,

Development 3 bedroom bungalow complete with new vehicular access and
ancillary services to rear.

Location 23 Newlands 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 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

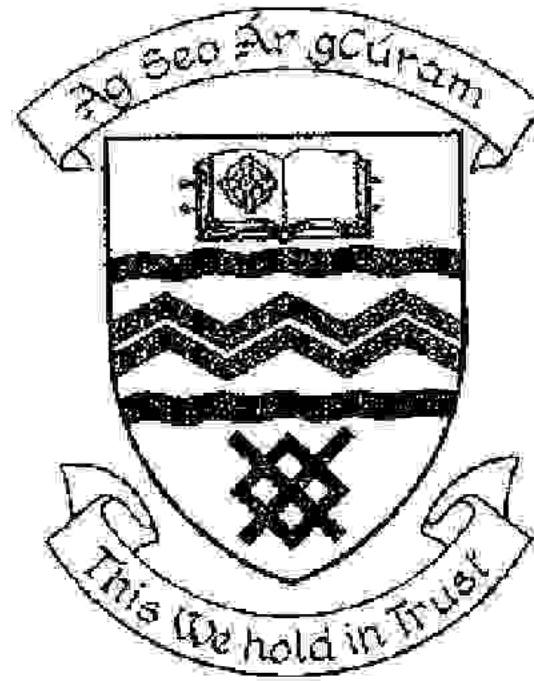
LM 09/03/00
for SENIOR ADMINISTRATIVE OFFICER

Paul A. Flanagan,
27 Kilnarnagh Road,
Walkinstown,
Dublin 12.

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REG REF. S00A/0012

Reasons

- 1 The proposed development would not satisfy the standard minimum set back required between dwelling units and National Primary Routes. The N7 (Naas Road) is a National Primary Route and therefore a setback of 30m between the proposed dwelling and that road would be required. The adequate set back has not been provided, therefore the proposed development is not acceptable to the Planning Authority.
- 2 It is considered by the Planning Authority that a grant of permission for this back land development would set an unacceptable precedent for similar type developments on adjoining back gardens with access onto a slip road adjoining the National Primary. It is intended that this slip road will be made into a one way road and access to it would be torturous for residential users involving u-turns at Newlands Cross and the M50/Naas Road roundabout as well as being hazardous for cyclists. This slip road is not suitable for serving residential development. The proposed development would therefore endanger public safety by reason of traffic hazard.