

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/901
1. LOCATION	Newlands Avenue Road, Park Estate, Clondalkin S		
2. PROPOSAL	Modifications to existing road at Newlands Avenue, and modified house types at Newlands Road, Park Estate		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
	(a) Requested	(b) Received	
	P	4 July 1985	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Keaney Quinn & Partners, Address 2 Leopardstown Office Park, Foxrock, Dublin 18		
5. APPLICANT	Name Kevin Loughnane & Co. Ltd., Address 3 Newlands Road, Clondalkin, Co. Dublin		
6. DECISION	O.C.M. No. P/3142/85 Date 2nd September, 1985		Notified 2nd September, 1985. Effect to refuse permission.
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 9th Oct., 1985 Type 1st Party		Decision Permission refused by An Bord Pleanala Effect 9th July, 1986
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 85A/901

APPEAL by Kevin Loughnane and Company Limited of 3, Newlands Road, Clondalkin, County Dublin, against the decision made on the 2nd day of September, 1985, by the Council of the County of Dublin, to refuse permission for development comprising modification to existing road at Newlands Avenue, and modified house types at Newlands Road, and Newlands Park, Newlands Estate, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would result in the removal of a convenient link road between Newlands Road and Newlands Park, which forms an integral part of an approved housing layout (6/5/47494 - granted by An Bord Pleanála by order dated 19th December, 1980). The proposal would thus seriously injure the amenities of residential property in the vicinity, and would be contrary to the proper planning and development of the area.
2. The proposed layout would adversely affect the relationship between the previously-approved open space and adjoining dwellings, resulting in an unsatisfactory backland location. This would also be contrary to residential amenity and the proper planning and development of the area.

Anur Com. Quinn
Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 9th day of July

1986.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTSIDE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To **Keaney Quinn & Partners,** Register Reference No. **85A/901**
2, Leopardstown Office Park, Planning Control No.
Foxrock, Application Received **4/7/85**
Dublin 18, Additional Information Received

Applicant **Kevin Loughmane & Co, Ltd.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ **3142/85**, dated **2/9/85** decided to refuse:

~~OUTSIDE PERMISSION~~

PERMISSION

~~APPROVAL~~

For **Proposed modification to existing road at Newlands Avenue, and modified house types at Newlands Road and Newlands Park, Newlands Estate, Clondalkin,** for the following reasons:

1. The proposed development would be seriously at variance with the layout as approved under Reg. Ref. SA.1383 and SA.1384 in that it is proposed to construct houses over land which is an approved road and the road has been constructed and is "in use". This road forms an important link relative to the surrounding residential development and its removal would be seriously injurious to the adjoining residential properties, some of which forms part of the development as approved under SA.1383 and SA.1384.
2. The proposed development does not provide for a satisfactory area of public open space for the additional 6 houses and would result in the approved public open space being located in a backland site with inadequate overlooking of houses. As such the proposed development would be contrary to the proper planning and development of the area and seriously injurious to the residential amenities of the area.
3. Insufficient information has been submitted in relation to foul and surface water drainage.

Signed on behalf of the Dublin County Council

Wt
for PRINCIPAL OFFICER

Date **2nd September, 1985.**

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.