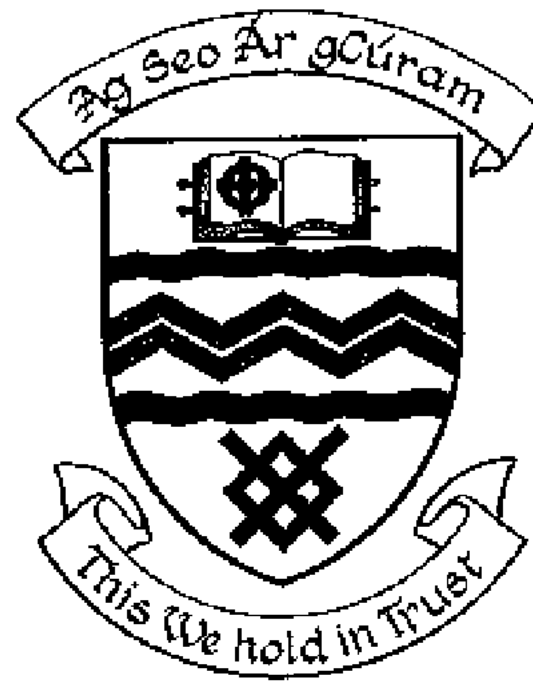


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0881	
1. Location	29 Westbourne Park, Clondalkin, Dublin 22.		
2. Development	Two storey house.		
3. Date of Application	09/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: H. K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr. D. Sharkey, Address: 29 Westbourne Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0216 Date 07/02/2000	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



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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Bosca 4122,
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0216	Date of Decision 07/02/2000
Register Reference S99A/0881	Date 09/12/99

Applicant Mr. D. Sharkey,
Development Two storey house.
Location 29 Westbourne Park, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

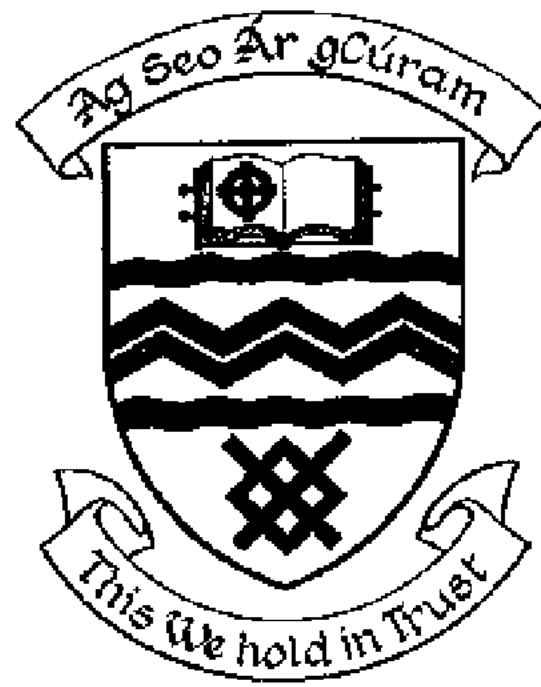
07/02/00

H. K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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REG REF. S99A/0881

Reasons

- 1 The proposed development by reason of its 2.8 metre setback from the front line of the surrounding houses would infringe an existing building line of the adjoining properties and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would have a detrimental impact on the character of the streetscape, and would set an unacceptable precedent for development in the area, and would therefore be contrary to the South Dublin County Council Development Plan paragraph 3.4.13.i, relating to corner/side garden sites.
- 3 As the proposed house has no road frontage, the occupants would have to rely on a shared access. This effectively means that the existing house would have no off street car parking use leading to on street parking in the hammerhead. This would have serious adverse effects on the operation of the hammerhead and would endanger public safety by reason of a traffic hazard.
- 4 The proposed development would set a precedent for the development of 3 additional houses in the corner gardens in the cul-de-sac. As there are already 12 houses clustered around the hammerhead this would generate on street car parking and tend to create serious traffic congestion.