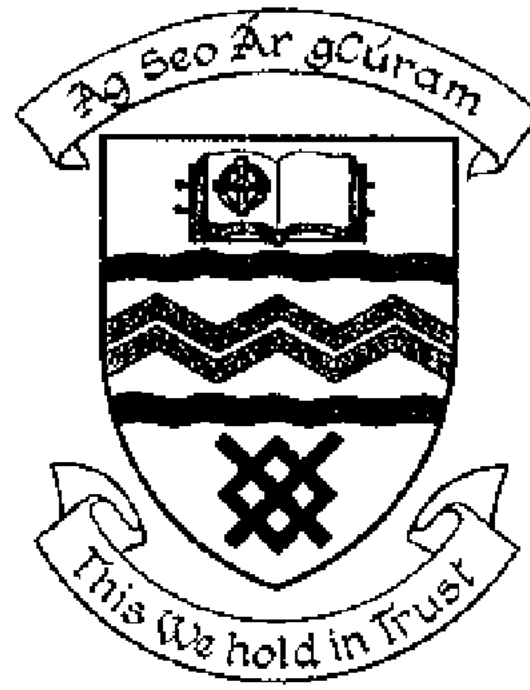


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0384	
1. Location	Old Nangor Road, Clondalkin, Dublin 22.		
2. Development	Demolition of two cottages and for construction of 1 No. 3 bed. and 5 No. 2 bed. townhouses and 8 No. 2 bed. apartments.		
3. Date of Application	11/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor Architectts, Address: 11A Greenmount House, Harolds' Cross Road,		
5. Applicant	Name: Tom Hoare Construction Limited, Address: Old Carton, Maynooth, Co. Kildare.		
6. Decision	O.C.M. No. 1688 Date 09/08/1999	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



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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1688	Date of Decision 09/08/1999
Register Reference S99A/0384	Date 11/06/99

Applicant Tom Hoare Construction Limited,
Development Demolition of two cottages and for construction of 1 No. 3 bed. and 5 No. 2 bed. townhouses and 8 No. 2 bed. apartments.
Location Old Nangor Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

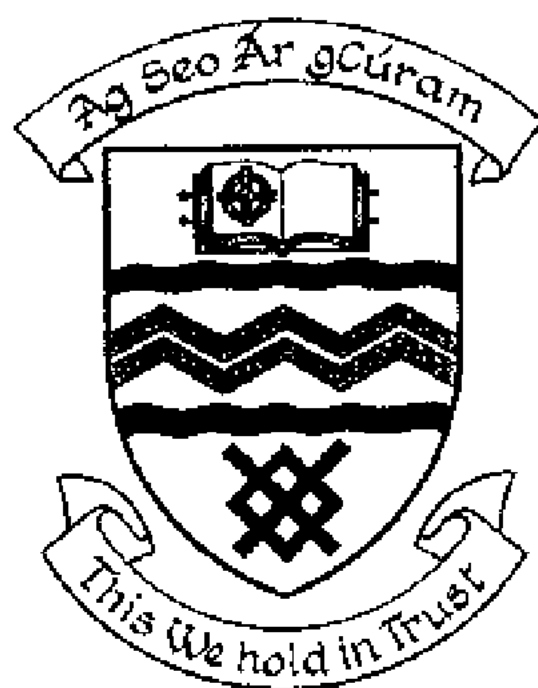
.....
for SENIOR ADMINISTRATIVE OFFICER 09/08/99

John F. O'Connor Architects,
11A Greenmount House,
Harolds' Cross Road,
Dublin 6W.

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REG REF. S99A/0384

Reasons

- 1 It is considered that the proposed development constitutes backland piecemeal development and as such would be seriously injurious to residential amenity and would depreciate the value of property in the vicinity.
- 2 Having regard to the nature and character of the subject site, it is considered that the development as proposed constitutes overdevelopment by reason of the provision of two storey dwellings overlooking adjoining single storey cottages and the provision of a density of development which is substantially out of character with that of the adjoining cottage plots, as such it is considered that the proposed development would not be in the interests of the proper planning and development of the area.
- 3 The proposed development would set an undesirable precedent on adjoining cottage plots for other similar developments which would in themselves and cumulatively not be in the interests of the proper planning and development of the area.

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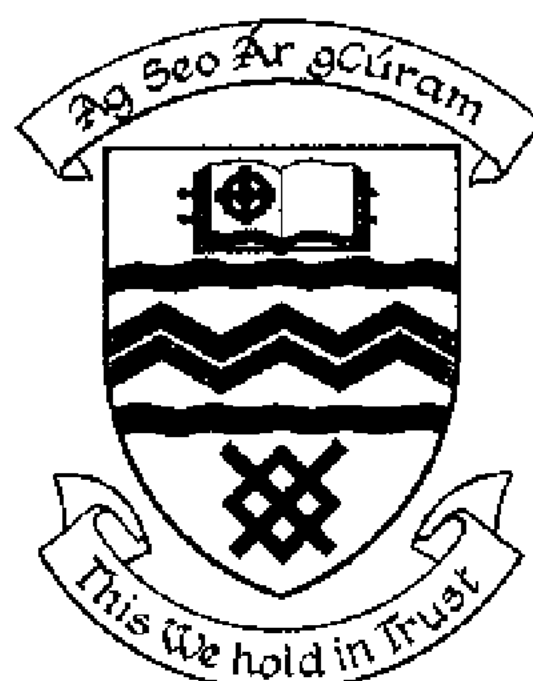
Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

09/08/99

John F. O'Connor Architects,
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