

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0730	
1. Location	Site adjacent to No. 1 Main Road, Palmerstown, Dublin 20.		
2. Development	Two storey dwelling house.		
3. Date of Application	23/10/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Ciaran McMahon, RC Design Services, Address: "Moyally", 2 Wynberg Park, Strandbrook Road,		
5. Applicant	Name: Ciaran Coyne, Address: Eiscear Riada, Pettycannon, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2530  Date 16/12/98	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	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

Telephone: 01-414 9000  
Fax: 01-414 9104

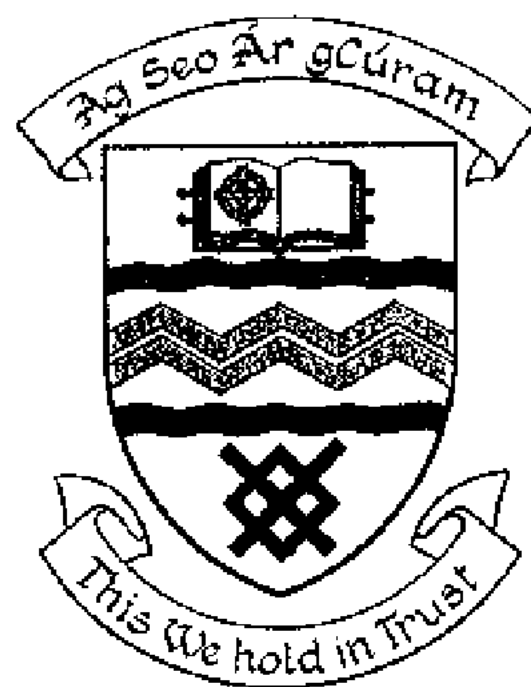
Decision Order Number 2530	Date of Decision 16/12/98
Register Reference S98A/0730	Date 23rd October 1998

Ciaran McMahon, RC Design Services,  
"Moyally",  
2 Wynberg Park,  
Strandbrook Road,  
Blackrock,  
Co. Dublin.

**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

REG REF. S98A/0730

**Reasons**

- 1 Having regard to the absence of adequate private open space the proposed development would constitute overdevelopment of the site and would materially contravene the policies set out in paragraph 3.5.6 of the Dublin County Development Plan, 1993 in that the proposed rear garden requirements fall significantly short of the minimum distance of the eleven metres required.
- 2 Having regard to the deficiency in the off street car parking provision within the proposed development it is considered that the proposal would materially contravene a development objective of the Dublin County Development Plan, 1993, where two off street car parking spaces per dwelling are required.
- 3 The proposed detached structure would not integrate with the existing pattern and character of existing development in the vicinity which is characterised by terraced artisan type dwellings. The proposal would therefore be seriously injurious to the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.
- 4 The lodged submission does not include any evidence of consent for connection to the private sewer in the adjoining laneway.