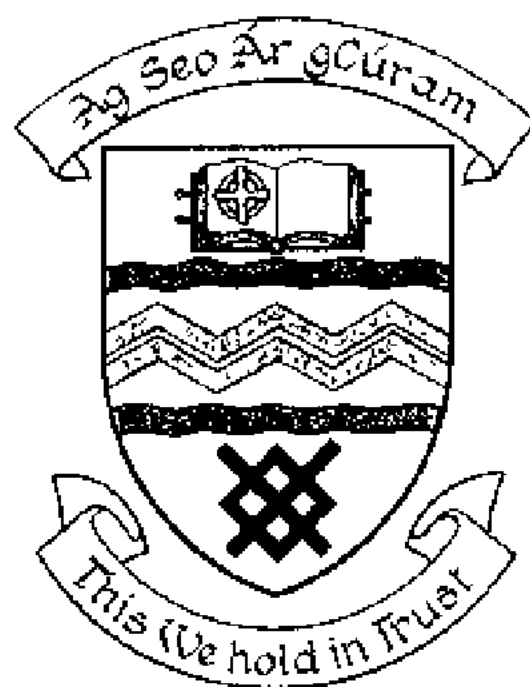


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0657	
1. Location	17A Palmerstown Green, Palmerstown, Dublin 20.		
2. Development	A 2 storey detached dwelling.		
3. Date of Application	23/09/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Pat McGrath, Address: 17 Palmerstown Green, Dublin 20.		
5. Applicant	Name: Mr. Pat McGrath, Address: 17 Palmerstown Green, Dublin 20.		
6. Decision	O.C.M. No. 2322 Date 18/11/98	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	
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.	

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
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Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
P.O. Box 4122,
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**NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2322	Date of Decision 18/11/98
Register Reference S98A/0657	Date 23rd September 1998

Applicant Mr. Pat McGrath,
Development A 2 storey detached dwelling.
Location 17A Palmerstown Green, Palmerstown, Dublin 20.

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 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

19/11/98

Mr. Pat McGrath,
17 Palmerstown Green,
Dublin 20.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0657

Reasons

- 1 The proposed dwelling would be less than 3 metres from the existing watermain to the north of the site and thus would be prejudicial to public health.
- 2 The proposed setback between the road boundary wall and gable end of the house would be less than 2 metres and would, by virtue of its undue proximity to the adjacent roadway, be contrary to the proper planning and development of the area.
- 3 Having regard to the proposed 1 metre separation between the proposed dwelling and the existing dwelling to the south, the proposal would materially contravene a development objective of the Dublin County Development Plan, 1993, with regard to the separation between dwellings as set out in Paragraph 3.5.11 of the plan and thus would be seriously injurious to the amenities of property in the vicinity.
- 4 The proposed development would materially contravene the policies set out in paragraph 3.5.6 of the Dublin County Development Plan regarding private open space provision around dwellings in that the proposed rear garden length falls considerably short of the minimum distance of the eleven metres required.