

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0391	
1. Location	Side of 78 Tamarisk Avenue, Kilnamanagh, Dublin 24.		
2. Development	Detached 2 storey house.		
3. Date of Application	16/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Martin Lynch, Address: 55 New Row Square, Dublin 8.		
5. Applicant	Name: Paddy & Bernadette Ryan, Address: 78 Tamarisk Avenue, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 1565 Date 11/08/1998	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged	08/09/1998	Written Representations	
9. Appeal Decision	01/04/1999	Refuse Outline Permission	
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.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

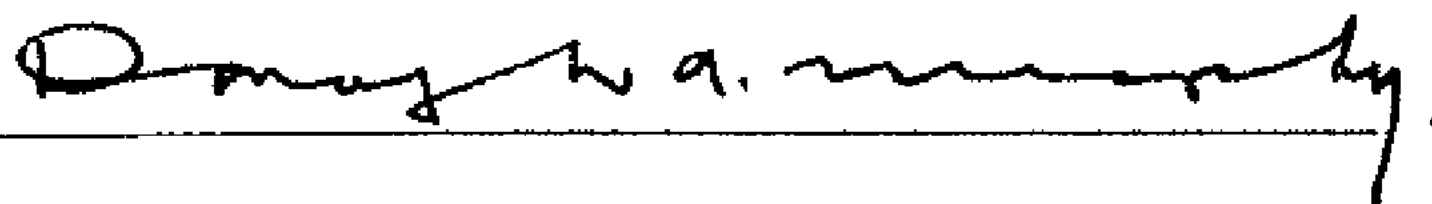
Planning Register Reference Number: S98A/0391

APPEAL by Paddy and Bernadette Ryan care of Martin Lynch of 55 New Row Square, Dublin against the decision made on the 11th day of August, 1998 by the Council of the County of South Dublin to refuse outline permission for development comprising the erection of a two-storey detached house at the side of 78 Tamarisk Avenue, Kilnamanagh, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, outline permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

Having regard to the limited size of the proposed site and the requirements of the planning authority in terms of separation from public services and provision of access to and about the site, it is considered that the proposed development would constitute overdevelopment on a restricted site and would not provide an acceptable standard of residential amenity. It is considered that the proposed development would be inconsistent with the prevailing pattern and form of development in the vicinity and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 1st day of April 1999.

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

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

Decision Order Number 1565	Date of Decision 11/08/98
Register Reference S98A/0391	Date 16th June 1998

Applicant Paddy & Bernadette Ryan,
Development Detached 2 storey house.
Location Side of 78 Tamarisk Avenue, Kilnamanagh, Dublin 24.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

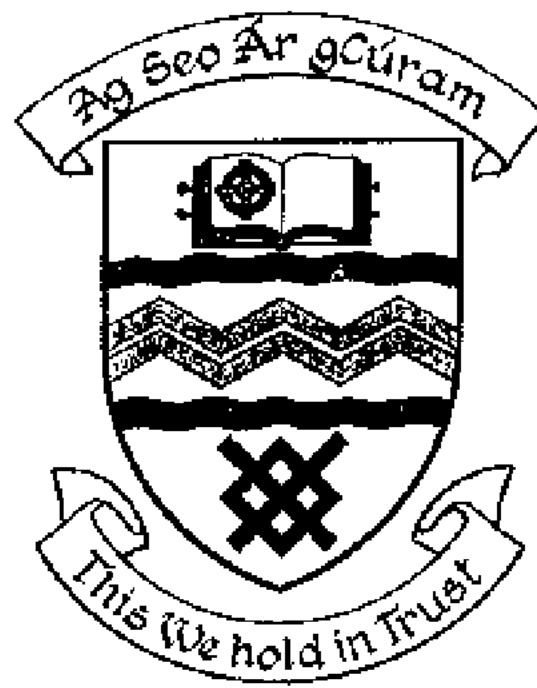
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for **SENIOR ADMINISTRATIVE OFFICER** 11/08/98

Martin Lynch,
55 New Row Square,
Dublin 8.

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REG REF. S98A/0391

Reasons

- 1 The proposal represents overdevelopment on a restricted site where it would not be possible construct a house of equal size and design as the existing house (No. 78) and allowing for a minimum 2.3m division between opposing gable walls and also provide a minimum 1.0m setback from the side boundary wall. The proposed development would, therefore, be seriously detrimental to the residential and visual amenities of the area and contrary to the proper planning and development of the area.
- 2 The proposed development would be prejudicial to public health for the following reasons :
 - (a) the applicant has failed to submit details of foul and surface water drainage for the development and the location of any public mains in the adjacent footpath/grassmargin;
 - (b) the proposed house would be within 2.0m of a 100mm diameter public watermain for which there is a 5.0m wayleave on either side inside which no building is permitted.