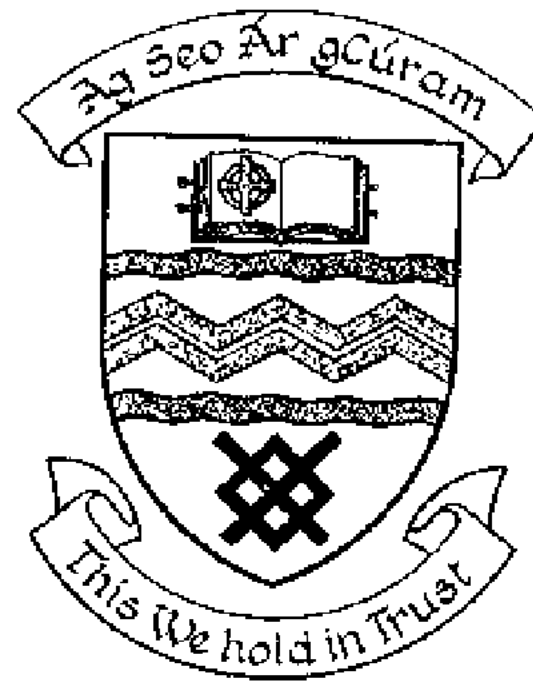


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0205	
1. Location	Rear of 8 Esker Cottages, Esker South, Lucan, Co. Dublin.		
2. Development	Two semi-detached bungalows with new shared entrance and drive from Esker South at rear.		
3. Date of Application	02/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul C. Mealy, Address: Main Street, Celbridge,		
5. Applicant	Name: Mr. Peter Duignan, Address: 43 Westbrook Park, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1024 Date 27/05/98	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 0	Compensation 0	Purchase Notice 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,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

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

Decision Order Number 1024	Date of Decision 27/05/98
Register Reference S98A/0205	Date 2nd April 1998

Applicant Mr. Peter Duignan,

Development Two semi-detached bungalows with new shared entrance and drive from Esker South at rear.

Location Rear of 8 Esker Cottages, Esker South, Lucan, Co. Dublin.

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.

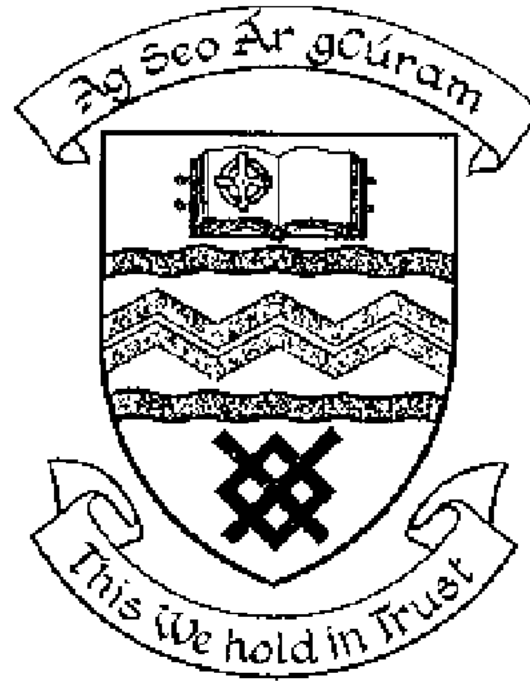
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

28/05/98

Paul C. Mealy,
Main Street,
Celbridge,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
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Reasons

- 1 The proposed development which is for three dwellings on the site of one original dwelling constitutes overdevelopment of the site having regard to the existing density and pattern of development along laneway. The proposed development would be seriously injurious to residential amenity and would depreciate the value of property in the vicinity.

- 2 The site layout plan shows rear garden length of seven metres and a distance of sixteen metres between directly opposing back to back windows between the proposed development and the dwellings on Arthur Griffith Park. The proposal is seriously deficient having regard to the minimum standards for private open space around dwellings set out in paragraph 3.5.6.i of the Dublin County Development Plan, 1993. The proposed development would materially contravene the policies set out in Paragraph 3.5.6.i of the Development Plan, 1993. It is considered that a minimum rear garden depth of 11 metres should be provided for 2 storey houses in this area.

- 3 The proposed development would be located 0.75 metres from the existing public main foul sewer whereas a minimum distance of three metres is required. A building located in such proximity to a foul sewer would be prejudicial to public health.