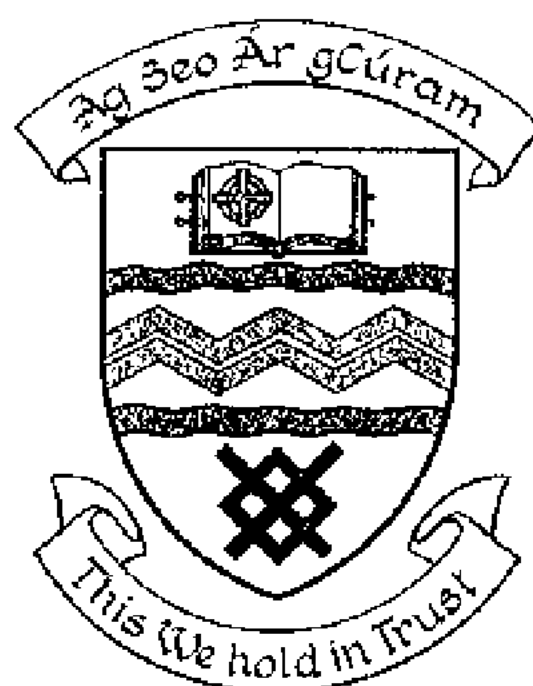


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0157	
1. Location	1 Parkhill Road, Kilnamanagh, Dublin 24.		
2. Development	A two storey building on a site to the side.		
3. Date of Application	16/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Cecil Anderson, Address: 9 Parkhill Drive, Kilnamanagh,		
5. Applicant	Name: Joseph O'Reilly, Address: 1 Parkhill Road, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 0902 Date 13/05/98	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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**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 0902	Date of Decision 13/05/98
Register Reference S98A/0157	Date 16th March 1998

Applicant Joseph O'Reilly,
Development A two storey building on a site to the side.
Location 1 Parkhill Road, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

14/05/98

Cecil Anderson,
9 Parkhill Drive,
Kilnamanagh,
Dublin 24.

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Reasons

- 1 The drawings submitted with this application are inadequate in that the ESB sub-station, pedestrian laneway and houses to the rear fronting in to Pinetree Grove have not been indicated. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would infringe an existing building line established by the gable wall of the existing house and the front walls of houses to the rear of the site in Pinetree Grove.
- 3 The proposed development would be contrary to the proper planning and development of the area for the following reasons:-
 - a) the proposed rear garden at 8.6m in length does not meet with the minimum requirement of 11.0m length;
 - b) the existing and proposed house are not 2.3m apart with the intervening space divided equally between the two for maintenance access;
 - c) the proposed house is within 1.0m of the side boundary wall.
 - d) the height of the side boundary wall of the site is in contravention of permission ref. S96B/0118 which stipulated a maximum height of 2.4m.
- 4 The proposed development would be prejudicial to public health as the proposed house is within 5.0m of an existing public surface water sewer located adjacent to the side boundary of the site.

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