

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0593	
1. Location	18A Culmore Road, Palmerstown, Dublin 20.		
2. Development	Extension to side, 2 bedrooms, den, kitchen and breakfast, toilet, shower, and detached building in rear gardens of 18 and 18A Culmore Road comprising garage study, kitchen and toilet.		
3. Date of Application	05/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Graham Kavanagh, Address: 18 Culmore Road, Palmerstown, Dublin 20.		
5. Applicant	Name: Graham Kavanagh, Address: 18 Culmore Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 2440 Date 18/12/96	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.	

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Decision Order Number 2440	Date of Decision 18/12/96
Register Reference S96A/0593	Date 5th November 1996

Graham Kavanagh,
18 Culmore Road,
Palmerstown,
Dublin 20.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S96A/0593

PLANNING
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Reasons

- 1 In relation to the extension at the side of the house this extension is located in too close proximity to the existing 300mm foul sewer which runs across the front garden and along the flank of the proposed development.
- 2 In relation to the extension at the side of the house the proposed extension is located in too close proximity to the existing 6" O watermain running in the footpath along the flank of the house.
- 3 In view of the proximity of the proposed extension to the existing 300mm foul sewer and 6" O watermain the proposed development would be prejudicial to public health. In this regard it is noted that the foul sewer is some 2.7 metres (9 ft.) below ground level in this location. A minimum set back of 5 metres from these services would be required.
- 4 The proposed extension to the side of the house would have an inadequate building line set back at the side of the house. The introduction of a further front door on this property would be visually obtrusive. In view of the above the proposed extension would seriously injure the amenities and depreciate the value of property in the vicinity.

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- 5 In relation to the building to the rear, this development proposes a vehicular entrance to Glenaulin Road. The proposed development is considered to be an invalid application in that neither the site notice nor the newspaper advertisement refers to the provision of a new vehicular entrance to Glenaulin Road.
- 6 The proposed building to the rear represents a separate dwelling unit. It has an inadequate depth of front and rear garden and it results in the existing houses at 18 and 18A Culmore Road having inadequate depths of rear gardens and not in accordance with the stated minimum standards of the Council's Development Plan. The proposed development represents over development of this property and would accordingly be contrary to the proper planning and development of the area and would seriously injure the amenities and depreciate the value of property in the vicinity.