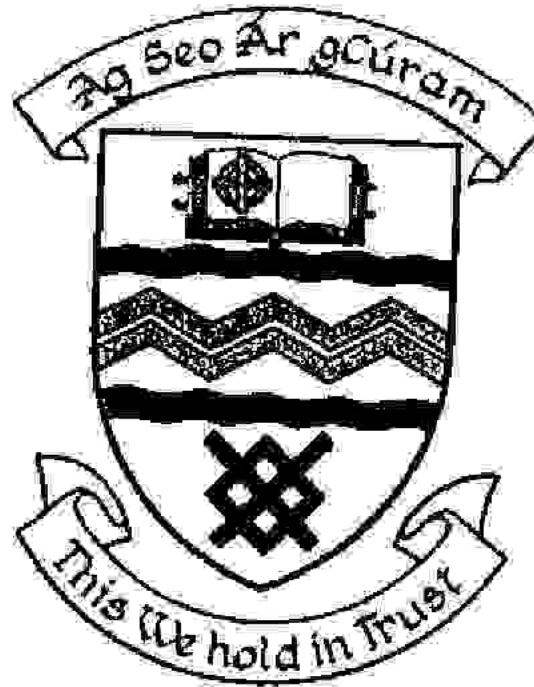


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0472	
1. Location	No. 2 Manor Park with access off Woodfarm Avenue, Palmerstown, Dublin 20.		
2. Development	Erection of dormer type bungalow on site at rear.		
3. Date of Application	03/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Oliver Ganly Dip. Arch., Address: St. Anthonys, Ballydowd,		
5. Applicant	Name: Mr. Patrick Nugent, Address: 2, Manor Park, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 2096 Date 30/10/96	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



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

Decision Order Number 2096	Date of Decision 30/10/96
Register Reference S96A/0472	Date 3rd September 1996

Applicant Mr. Patrick Nugent,
Development Erection of dormer type bungalow on site at rear.
Location No. 2 Manor Park with access off Woodfarm Avenue,
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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

31/10/96

oliver Ganly Dip. Arch.,
St. Anthony's,
Ballydowd,
Lucan,
Co. Dublin.

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Reasons

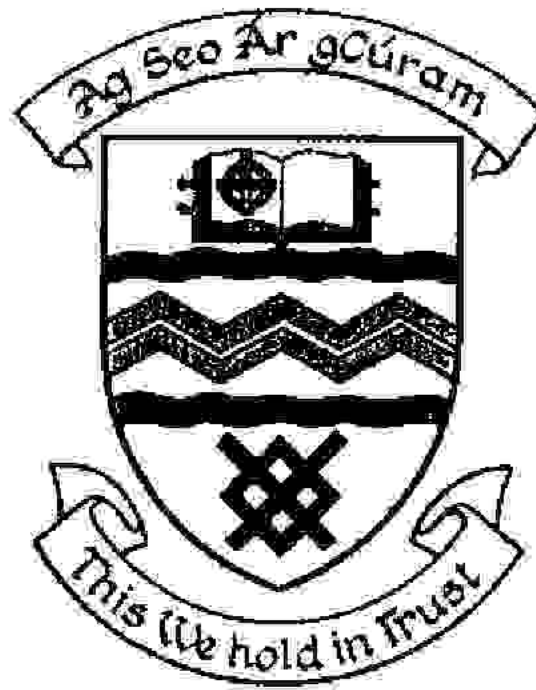
- 1 The proposed development by reason of inadequate rear garden depth would represent over-development of the site resulting in a substandard amount of private amenity space for the occupiers of the proposed dwelling. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would result in an unacceptable reduction in the available rear garden area to no. 2 Manor Park which would be harmful to residential amenity and contrary to the proper planning and development of the area.
- 3 The proposed development would set an undesirable precedent for other similar developments which would in themselves and cumulatively be harmful to the residential amenities of the area and be contrary to the proper planning and development of the area.
- 4 The proposed development would conflict with the policies of the Dublin County Development Plan 1993 (paragraph 3.5.6) as regards the minimum rear garden depths for residential developments and would therefore be contrary to the proper planning and development of the area.
- 5 The proposed development by reason of inadequate provision of private amenity space, proximity to adjoining properties and consequent over-development of the site would seriously injure the amenities and depreciate the value of property in the vicinity.

**SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S96A/0472



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