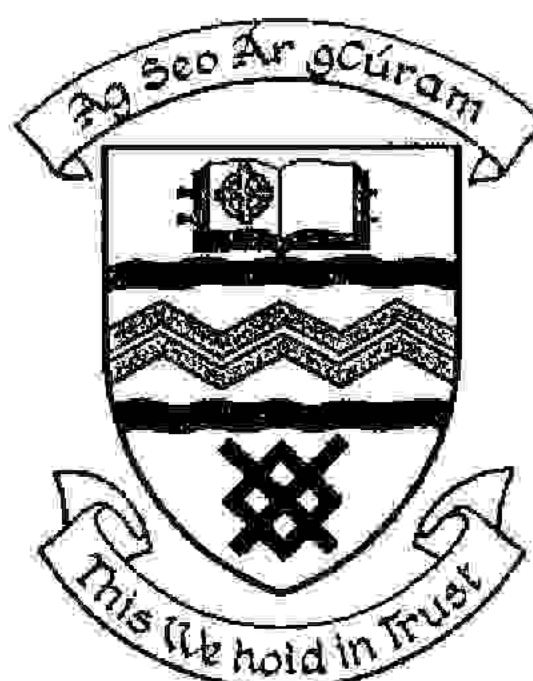


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0321	
1. Location	No.'s 18-18A Culmore Road, Palmerstown, Dublin 20.		
2. Development	New bungalow to rear with separate vehicle and pedestrian entrances on Glenaulin Road.		
3. Date of Application	10/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/08/96 2.	1. 06/09/96 2.
4. Submitted by	Name: Mr. Graham Kavanagh, Address: 18A Culmore Road, Palmerstown,		
5. Applicant	Name: Mr. Graham Kavanagh, Address: 18A Culmore Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 2059 Date 23/10/96	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.	

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telephone: 01-462 0000
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Bosca 4122,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2059	Date of Decision 23/10/96
Register Reference S96A/0321	Date 10th June 1996

Applicant Mr. Graham Kavanagh,

Development New bungalow to rear with separate vehicle and pedestrian entrances on Glenaulin Road.

Location No.'s 18-18A Culmore Road, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/08/96 /06/09/96

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 (5) Reasons on the attached Numbered Pages.

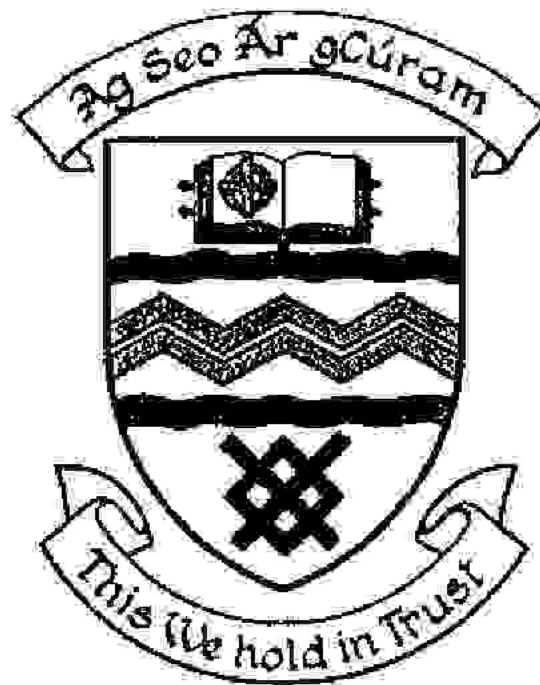
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

24/10/96

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
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REG REF. S96A/0321

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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 areas to nos. 18 and 18A Culmore Road 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 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 and consequent over-development of the site would seriously injure the amenities and depreciate the value of property in the vicinity.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1516	Date of Decision 08/08/96
Register Reference S96A/0321	Date 10th June 1996

Applicant Development Mr. Graham Kavanagh,
New bungalow to rear with separate vehicle and pedestrian entrances on Glenaulin Road.

Location No.'s 18-18A Culmore Road, Palmerstown, Dublin 20.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 10/06/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that the proposed bungalow encroaches within a 5m reservation to existing public services located adjacent to the site in Glenaulin Road. Clarification is required as to whether it is feasible to carry out the development and avoid such encroachment. This may be achieved by deletion of the garage element.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

08/08/96

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