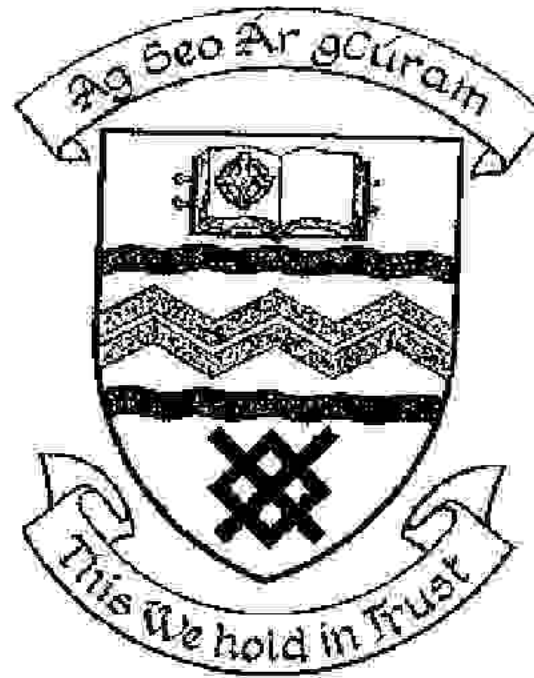


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0311	Date of Decision 08/02/2002
Register Reference S01A/0831	Date 12/12/01

Applicant Mr Gerry Hewitt,
Development Dormer bungalow to the rear.
Location No. 2 Red Cow Cottages, Lucan Road, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including


Additional Information Requested/Received /

Clarification of 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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

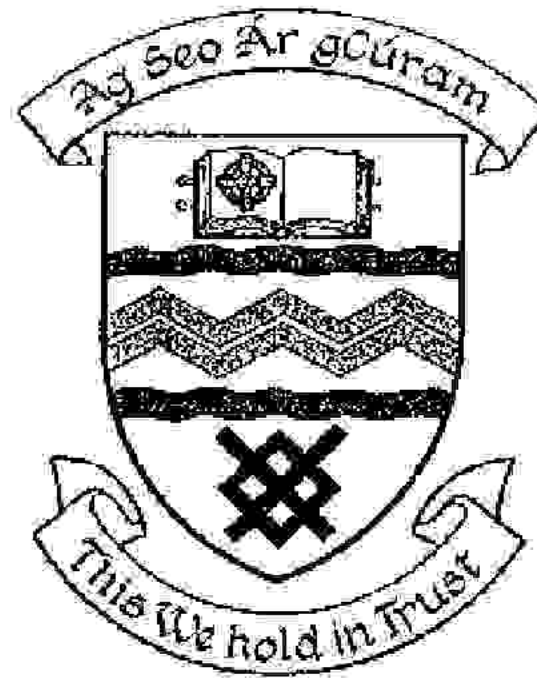

for SENIOR ADMINISTRATIVE OFFICER 08/02/02

Philip Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

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REG REF. S01A/0831

Reasons

- 1 The proposed development, by virtue of its location in a backland area served by a substandard access road would constitute uncoordinated and piecemeal development, would be substandard with regard to Private Open Space, conflict with the established pattern and character of development in the area, and set an undesirable precedent for similar type development at this location. Therefore the proposed development would seriously injure the amenities of property in the vicinity, and would be contrary to the proper planning and development of the area.
- 2 The proposed development would be served by a substandard laneway having inadequate access and turning facilities for vehicular traffic, including emergency service vehicles, and would endanger public safety by reason of traffic hazard, contrary to the proper planning and development of the area.