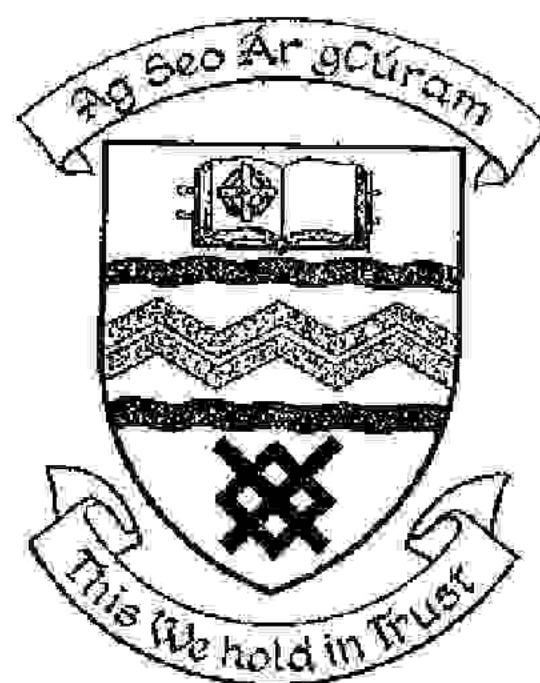


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0279	Date of Decision 07/02/2002
Register Reference S01A/0828	Date 11/12/01

Applicant Christopher McCarthy,
Development Two storey detached house at side.
Location 45 Tamarisk Park, Tallaght, Dublin 24.

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 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

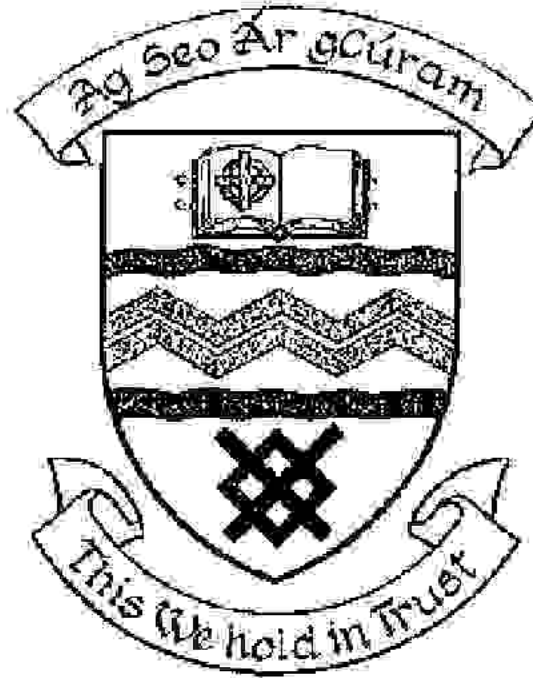

for SENIOR ADMINISTRATIVE OFFICER 07/02/02

Kevin Brennan,
40 The Park,
Millbrook Lawns,
Tallaght,
Dublin 24.

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REG REF. S01A/0828

Reasons

- 1 The proposed house would be constructed on, or at an inadequate distance from the 225mm diameter public foul sewer located in the garden of 45 Tamarisk Park. The required 5m separation distance between the proposed dwelling and the said 225mm sewer within the application site would not be achieved. The proposed development would therefore be prejudicial to public health.
- 2 The Roads Traffic Department normally requires that a 2 metre separation distance be maintained between the flank walls of dwellings (and extensions thereto) and the back of the public footpath. The proposed development would provide an inadequate separation distance of between 0.9 and 1.2 metres, and as such would be visually obtrusive and would constitute a substandard form of residential development.
- 3 According to paragraph 3.4.1 of the South Dublin County Development Plan, 1998, 'Separation Between Dwellings' it is Council policy that 'a minimum of 2.3 metres shall be provided between the flank walls of each house, pair of semi-detached houses or terrace of houses'. The proposed development would achieve an inadequate separation distance of approximately 0.9 metres and would therefore constitute a substandard form of residential development which would seriously injure the amenities of properties in the vicinity.
- 4 The proposed dwelling would seriously infringe an existing building line formed by the line of buildings to the rear (north-east) of the application site along Tamarisk Lawn. This would also result in loss of outlook and possible overlooking (depending on house design) which would seriously injure the amenities of property in the vicinity.