

C

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 3496	Date of Decision 28/11/2001
Register Reference S01A/0667	Date 05/10/01

Applicant Eileen & Chris McDermott,
Development 1 detached two storey three bedroom house and removal of
garage and utility room.
Location 20 Knocklyon Park, Templeogue, Dublin 16.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


for SENIOR ADMINISTRATIVE OFFICER

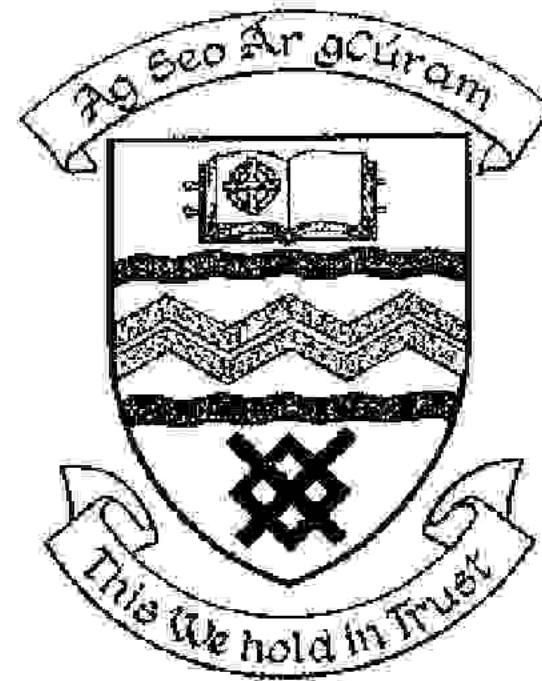
29/11/01

Eileen & Chris McDermott,
20 Knocklyon Park,
Templeogue,
Dublin 16,

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REG REF. S01A/0667

Reasons

- 1 It is considered that the site of the proposed development is inadequate in width to accommodate a suitable house while also providing for a minimum separation distance of 2.3 metres between the side walls of the existing and proposed houses as required in accordance with section 3.4.19 of the Development Plan, and an adequate setback from the roadside boundary. It would therefore seriously conflict with the established pattern and character of development in the area, and would be contrary to Zoning Objective A, 'to protect and or improve residential amenity', and to the proper planning and development of the area.
- 2 The proposed development is located in close proximity to a public foul sewer and a public watermain located in the adjoining public road. No buildings shall be erected within 5 metres of a public sewer or watermain or any such public services with the potential to be taken in charge. The proposed development is therefore prejudicial to public health, and contrary to the proper planning and development of the area.