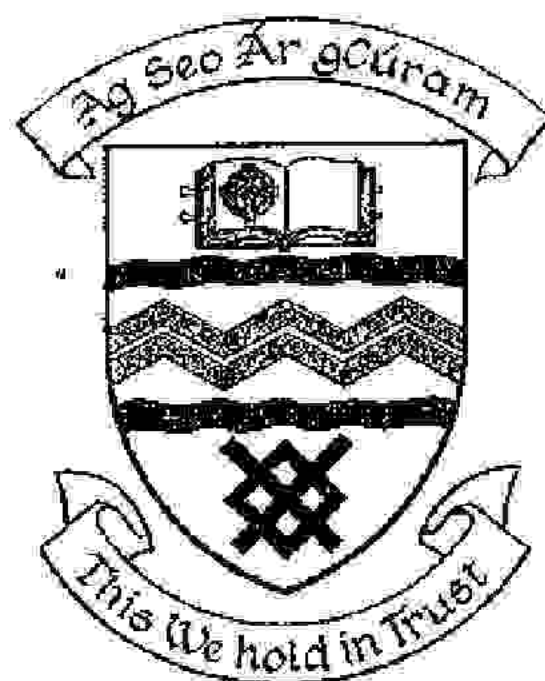


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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 3182	Date of Decision 18/10/2001
Register Reference S01A/0549	Date 20/08/01

Applicant Mr. Dara Long

Development 2 no. townhouses (2 storey) on land to the side.

Location 13 Foxborough Grove, Lucan, Co. Dublin.

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

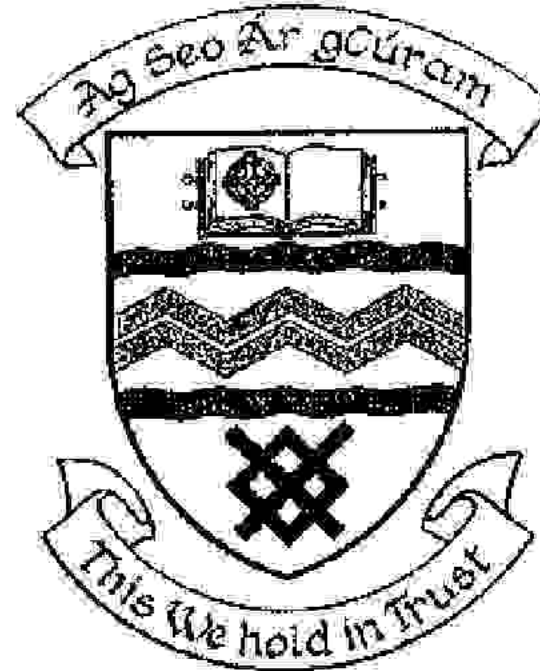

..... 18/10/01
for SENIOR ADMINISTRATIVE OFFICER

Building Design Services
22 Ashton,
Blessington,
Co. Wicklow.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0549

Reasons

- 1 The proposed development of two houses on a site with minimal depth constitutes a substandard form of development, as it does not provide for private open space in accordance with the County Development Plan standards, for a minimum of 60 sq. metres behind the front building line. Having regard to the standards for development in side gardens, it is considered that the proposal would materially contravene the County Development Plan in relation to the provision of private open space and represents over-development of the site.
- 2 The proposed development involves construction of two dwellings within approximately 3 metres of a public foul sewer, from which a 5 metre setback is normally required. The proposal therefore contravenes the standards for the development and would be prejudicial to public health.
- 3 The proposed development involves construction of two dwellings within approximately 2.5 metres of a public watermain, from which a 5 metre setback is normally required. The proposal therefore contravenes the standards for development and would be prejudicial to public health.