

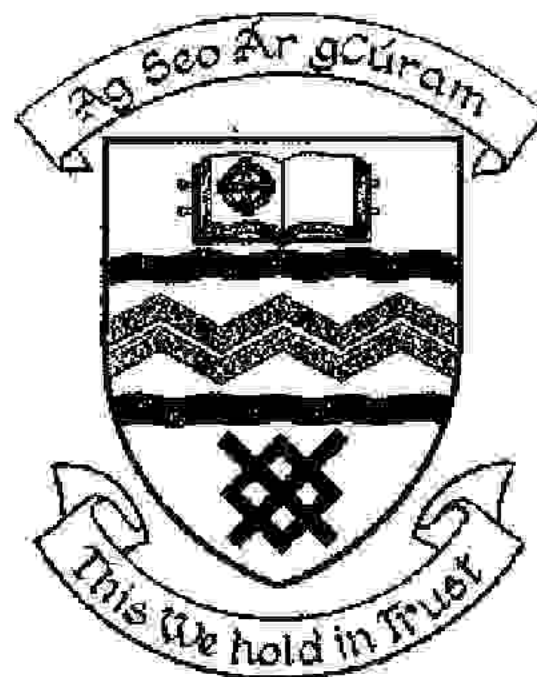
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0410	
1. Location	Rear of 5 Old Bawn Road, Tallaght, Dublin 24.		
2. Development	Outline planning permission sought for two-storey dwelling and garage.		
3. Date of Application	29/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: M. Kinsella Address: 15 Ann Devlin Drive, Dublin 14.		
5. Applicant	Name: P McCarville Address: 17 Dun an Oir, Old Bawn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2764 Date 27/08/2001	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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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 2764	Date of Decision 27/08/2001
Register Reference S01A/0410	Date 29/06/01

Applicant P McCarville

Development Outline planning permission sought for two-storey dwelling and garage.

Location Rear of 5 Old Bawn Road, 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

..... 27/08/01
for SENIOR ADMINISTRATIVE OFFICER

M. Kinsella
15 Ann Devlin Drive,
Dublin 14.

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REG REF. S01A/0410

Reasons

- 1 The proposal would constitute backland development which would conflict with the established pattern and character of development in the area and which would set an undesirable precedent for further similar development in the future. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.
- 2 It is considered that the development of a single house on this site would prejudice a more comprehensive redevelopment of the subject site and adjoining sites at higher densities. This would be desirable having regard to the location of the site close to a town centre and the availability of good public transport links. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.
- 3 The proposed house by reason of its two storey height and its close proximity to the houses of St. Maelruan's Park, would seriously injure the amenities of properties in the vicinity. As such, the proposal would also contravene materially the South Dublin County Development Plan zoning objective for the area, 'to protect and/or improve residential amenity'.
- 4 The information submitted with the planning application is deficient in the following respects:
 - (i) Insufficient information has been provided regarding proposed water supply and drainage arrangements.
 - (ii) No details have been provided regarding the ownership of the lane which would be used to access the proposed house.