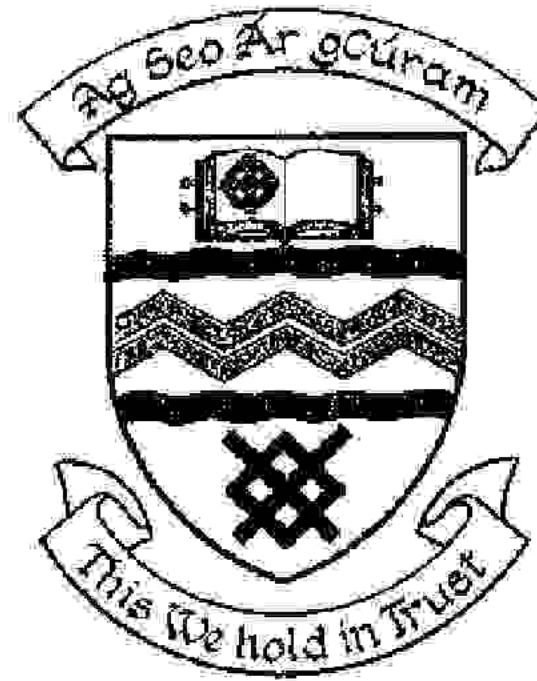


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0836	
1. Location	20 Park Hill Lawn, Kilnamanagh, Tallaght, Dublin 24.		
2. Development	1) To erect a proposed two-storey dwelling house attached to existing dwelling house in side garden. 2) Proposed new access on to Parkhill Lawn. 3) All ancillary site work.		
3. Date of Application	06/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Arch. & Struct Design, Address: 55 Cherrywood Park, Clondalkin,		
5. Applicant	Name: Mr. Pat Gaynor, Address: 20 Park Hill Lawn, Kilnamanagh, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0250 Date 02/02/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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.	

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 PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0250	Date of Decision 02/02/2001
Register Reference S00A/0836	Date 06/12/00

Applicant Mr. Pat Gaynor,

Development 1) To erect a proposed two-storey dwelling house attached to existing dwelling house in side garden.
2) Proposed new access on to Parkhill Lawn.
3) All ancillary site work.

Location 20 Park Hill Lawn, Kilnamanagh, 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 PERMISSION** in respect of the above proposal.

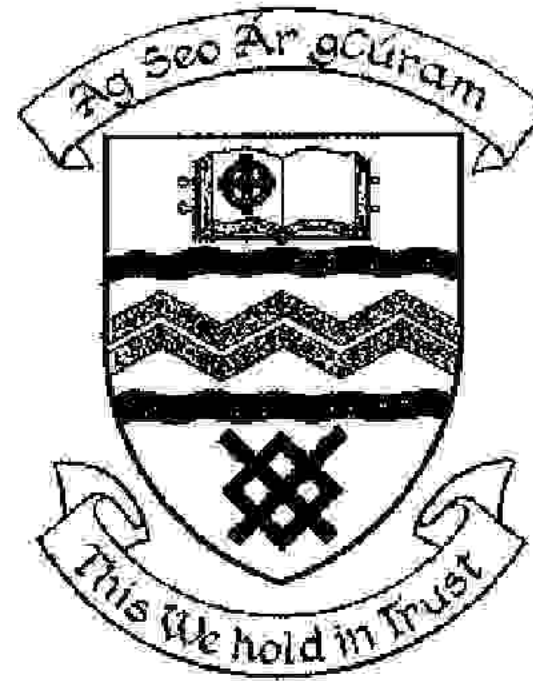
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

m7
.....
for **SENIOR ADMINISTRATIVE OFFICER** 02/02/01

Arch. & Struct Design,
55 Cherrywood Park,
Clondalkin,
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0836

Reasons

- 1 The proposed development, by virtue of its location within 5 metres of a public foul sewer and public surface water sewer, would be prejudicial to public health.
- 2 The proposed development does not satisfy section 3.4.16 of the 1998 South County Dublin Development Plan, which states:
"All houses (i.e. terraced, semi-detached and detached dwellings, including duplex and townhouses) should have an area of private open space behind the front building line of not less than 60 sq. metres (exclusive of car parking area) to provide for an adequate level of residential amenity".

As such, the proposed development would seriously injure the amenities of the prospective occupants and would set an undesirable precedent for further similar developments in the area.

- 3 The site is located in an area zoned 'A', 'to protect and/or improve residential amenity' in the South Dublin County Development Plan, 1998. For the reasons given at 2 above, the proposed development would contravene materially this Development Plan zoning objective.