

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0722	
1. Location	98, The Dale, Belgard Heights, Tallaght, Dublin 24		
2. Development	Demolish an existing garage and construct two-storey detached dwelling with vehicular access and associated site works		
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Shane Fields, Architect, Address: 23 St. Aongus Crescent, Tymon North,		
5. Applicant	Name: Brendan Sinclair Address: 98, The Dale, Belgard Heights, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 2655 Date 04/12/2000	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.	

John

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2655	Date of Decision 04/12/2000
Register Reference S00A/0722	Date 19/10/00

Applicant Brendan Sinclair

Development Demolish an existing garage and construct two-storey detached dwelling with vehicular access and associated site works

Location 98, The Dale, Belgard Heights, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

MY
.....
for SENIOR ADMINISTRATIVE OFFICER

05/12/00

Shane Fields, Architect,
23 St. Aongus Crescent,
Tymon North,
Tallaght,
Dublin 24.

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REG REF. S00A/0722

Reasons

- 1 The proposed development on a restricted corner site would produce a cramped appearance and would be unduly visually prominent in the streetscape. As such the proposed development would seriously injure the amenities of property in the vicinity.
- 2 The normal Roads Department minimum 'setback' of 2m between the side wall of a house and the back of the public footpath is not provided for. As such the proposal would constitute sub-standard development contrary to the proper planning and development of the area.
- 3 The proposed separation between the flank walls of the existing and the proposed house would be c. 1.1 metres. This would be contrary to the minimum requirement of 2.3m, to provide for adequate maintenance, as required by Section 3.4.19 of the South Dublin County Development Plan 1998.
- 4 The proposed private open space area to the rear would be significantly less than the minimum area of 60sq.m., to provide for an adequate level of residential amenity, as stated in the Section 3.4.16.1 of the County Development Plan.
- 5 The Environmental Services Department reports that the proposed building would be within 5 metres of a foul sewer and a watermain, within which development is not permitted. The proposed development would therefore be prejudicial to public health and as such contrary to the proper planning and development of the area.