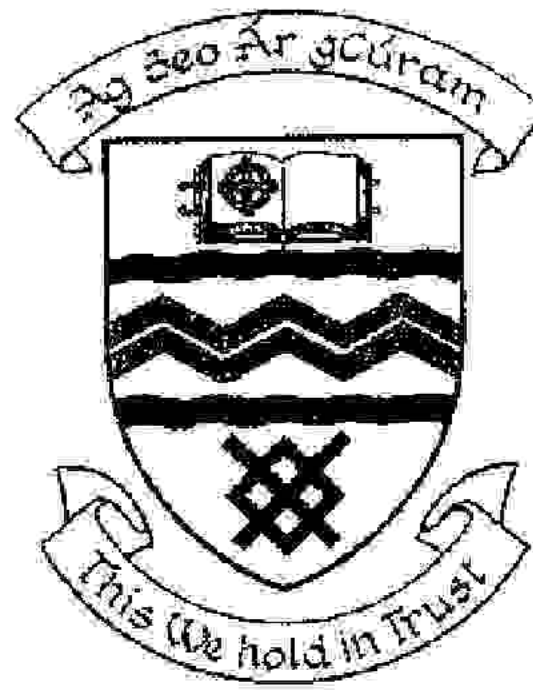


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0257	
1. Location	79 Walnut Close, Kingswood, Tallaght, Dublin 24.		
2. Development	Detached house and new car access to side garden.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Jerry O'Neill, Address: 30a Mountain Park, Tallaght,		
5. Applicant	Name: Mr. Jerry O'Neill, Address: 30a Mountain Park, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1318  Date 15/06/2000	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.			

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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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 1993

Decision Order Number 1318	Date of Decision 15/06/2000 <i>fm</i>
Register Reference S00A/0257	Date 19/04/00

Applicant Mr. Jerry O'Neill,  
Development Detached house and new car access to side garden.  
Location 79 Walnut Close, Kingswood, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

*fm*  
.....  
for SENIOR ADMINISTRATIVE OFFICER

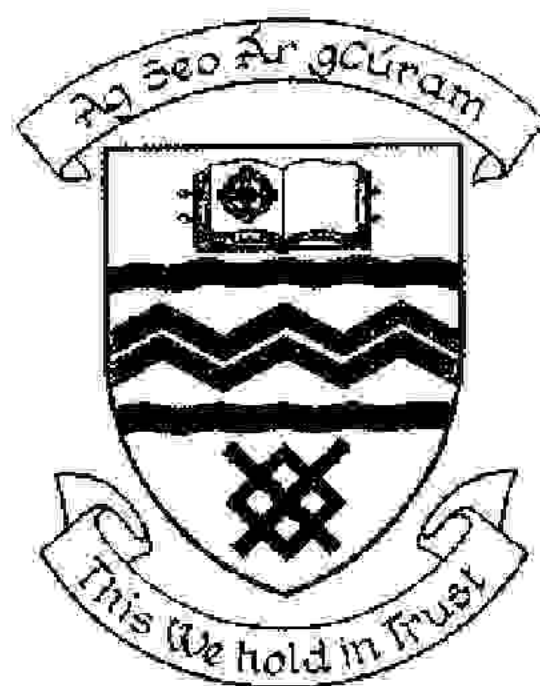
15/06/00

Mr. Jerry O'Neill,  
30a Mountain Park,  
Tallaght,  
Dublin 24.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0257

**Reasons**

- 1 There is an existing 600mm diameter surface water sewer and a 4 inch watermain located within 5 metres of the proposed development. It is an objective of the Planning Authority to ensure that no development should occur within 5 metres of existing services. The applicant has not demonstrated that there is a minimum separation of 5 metres between the proposed development and existing services. The proposed development would be prejudicial to public health.
- 2 It is the objective of the Planning Authority as stated in Section 3.4.18 of the County Development Plan 1998 to apply the requirements as set down in the Council's 'Standard for Development Works in the County of Dublin'. This document requires the provision of a minimum setback of 2 metres between any proposed development and the back of an existing public footpath. The proposed development does not meet this requirement. The development as proposed would contravene materially a development objective in the Development Plan and would be contrary to the proper planning and development of the area.
- 3 Section 3.4.16 of the County Development Plan 1998 requires the provision of 60sq.m. of private open space provision (exclusive of car parking provision) behind the front building line. In the event of satisfactory off street car parking being provided in the rear garden, this requirement will not be met. The development as proposed contravenes materially a development objective of the Development Plan and would be seriously injurious to the amenities of property in the vicinity.