

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0176	
1. Location	2 Watermill Close, Old Bawn, Tallaght, Dublin 24.		
2. Development	Re-position of approved house Reg. no. S98A/0829 as a detached two storey house at side also hipped roof to side and tiled canopy across front.		
3. Date of Application	16/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: M. Adamson, Address: 2 Waterhill Close, Old Bawn,		
5. Applicant	Name: M. Adamson, Address: 2 Waterhill Close, Old Bawn, Tallaght, Co. Dublin.		
6. Decision	O.C.M. No. 1103  Date 22/05/2000	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.	

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



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

Decision Order Number 1103	Date of Decision 22/05/2000
Register Reference S00A/0176	Date 16/03/00

**Applicant** M. Adamson,

**Development** Re-position of approved house Reg. no. S98A/0829 as a detached two storey house at side also hipped roof to side and tiled canopy across front.

**Location** 2 Watermill Close, Old Bawn, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 24/05/2000

**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

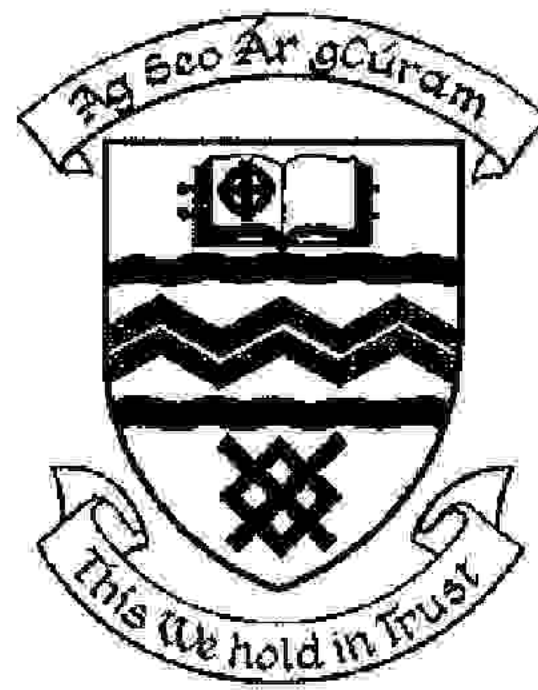
.....  
for SENIOR ADMINISTRATIVE OFFICER 22/05/00

M. Adamson,  
2 Waterhill Close,  
Old Bawn,  
Tallaght,  
Co. Dublin.

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

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0176

**Reasons**

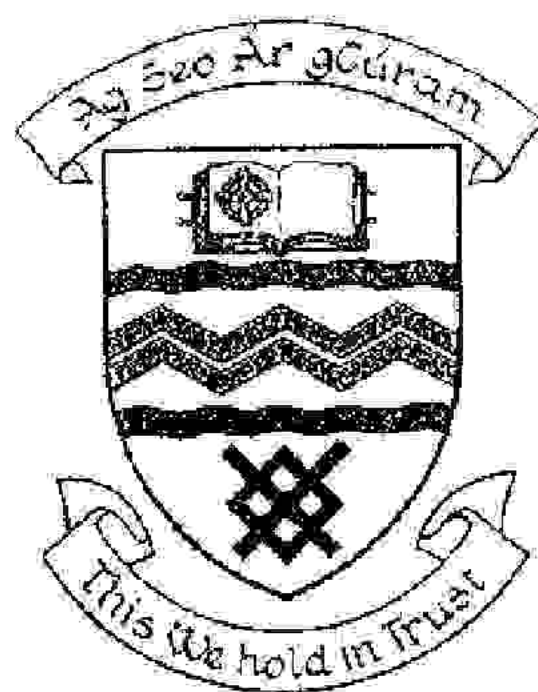
- 1 The proposed location of the dwelling would be in breach of Section 3.4.19 of the Development Plan with regard to providing a minimum separation of 2.3 metres between the flank walls of adjoining dwellings. The current proposal allows for a separation of 0.850 metres which is unsatisfactory. The proposal would therefore be injurious to the residential amenities of both dwellings and preclude against an adequate level of maintenance for each house on site. As such the proposed development would seriously injure the amenities of property in the vicinity.
- 2 The setback between the gable end of the proposed single storey side extension and the back of the public footpath is below the 2 metres required by the Roads Department. This is unsatisfactory and contrary to the proper planning and development of the area.
- 3 It is noted that proposed relocation of the dwelling would result in the dwelling being within 3 metres of a 225m surface water sewer. The proposal would therefore be prejudicial to public health.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 1000	Date of Decision 11/05/2000 <i>pm</i>
Register Reference S00A/0176	Date 16/03/00

Applicant M. Adamson,  
App. Type Permission  
Development Re-position of approved house Reg. no. S98A/0829 as a  
detached two storey house at side also hipper roof to side  
and tiled canopy across front.

Location 2 Watermill Close, Old Bawn, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 24/05/2000

Yours faithfully

..... 11/05/00  
for SENIOR ADMINISTRATIVE OFFICER

M. Adamson,  
2 Waterhill Close,  
Old Bawn,  
Tallaght,  
Co. Dublin.