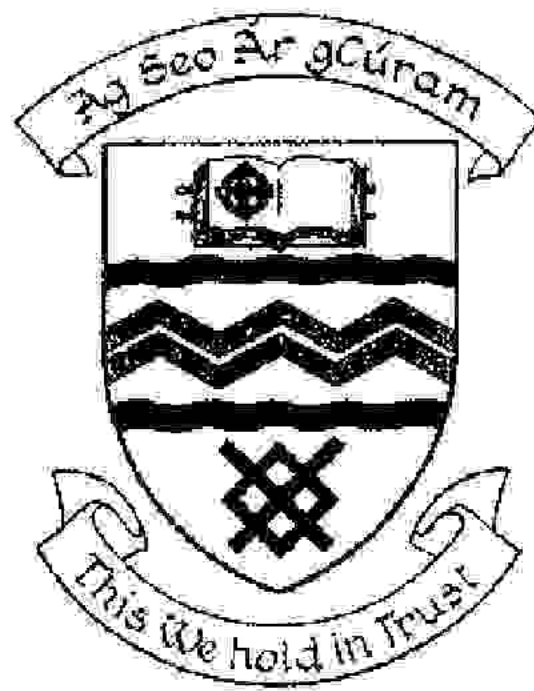


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0114	
1. Location	75 Muckross Avenue, Dublin 12		
2. Development	Two storey detached house		
3. Date of Application	24/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: H.K. O'Daly & Associates Address: Kingswood, Naas Road,		
5. Applicant	Name: Robert & Laurinda Barber Address: 75 Muckross Avenue, Dublin 12		
6. Decision	O.C.M. No. 0818  Date 19/04/2000	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.

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

Decision Order Number 0818	Date of Decision 19/04/2000
Register Reference S00A/0114	Date 24/02/00

Applicant Robert & Laurinda Barber  
Development Two storey detached house  
Location 75 Muckross Avenue, Dublin 12

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.

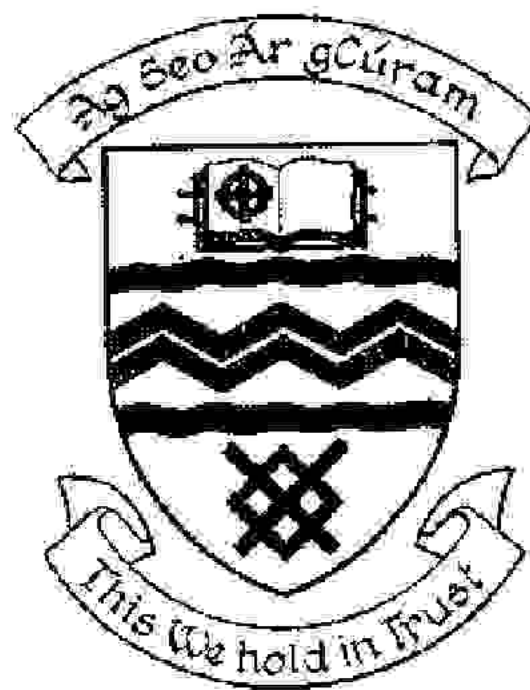
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 19/04/00  
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

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/0114

Reasons

- 1 The proposed development would materially contravene Development Control Objective 3.4.16 of the 1998 South Dublin County Council Development Plan which states that all houses should have an area of private open space behind the front building line of not less than 60sq.m. to provide for an adequate level of residential amenity. A minimum standard of 22m between directly opposing first floor windows should also be observed. In this regard, the level of private open space behind the front building line provided and the 12m separation between the proposed dwelling and the dwelling located to the rear of the proposed dwelling is considered unsatisfactory and would therefore be contrary to the proper planning and development of the area.
- 2 The proximity of the proposed development and juxtaposition on the site in relation to the existing dwelling located to the rear of the proposed dwelling would seriously injure the amenities of the dwelling located to the rear in terms of overshadowing, intrusion of privacy and visual obtrusiveness. The proposed development would therefore seriously injure the amenities and/or depreciate the value of property and would be contrary to the proper planning and development of the area.
- 3 The proposed development would be prejudicial to public health on the grounds that the proposed development is located within 5m of a 375mm diameter surface water sewer located adjacent to the proposed development and within 5m of a 150mm diameter watermain. No building should be permitted within 5m of a public sewer or a sewer with the potential to be taken in charge and within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.