

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0851	
1. Location	2 Knocklyon Close, Knocklyon Woods, Dublin 16.		
2. Development	Two-storey house and dual entrance.		
3. Date of Application	29/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: John Morrison, Architect, Address: 192 Monread Heights, Naas,		
5. Applicant	Name: Declan Meagher, Address: 2 Knocklyon Close, Knocklyon Woods, Dublin 16.		
6. Decision	O.C.M. No. 0159 Date 27/01/2000	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.	

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

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

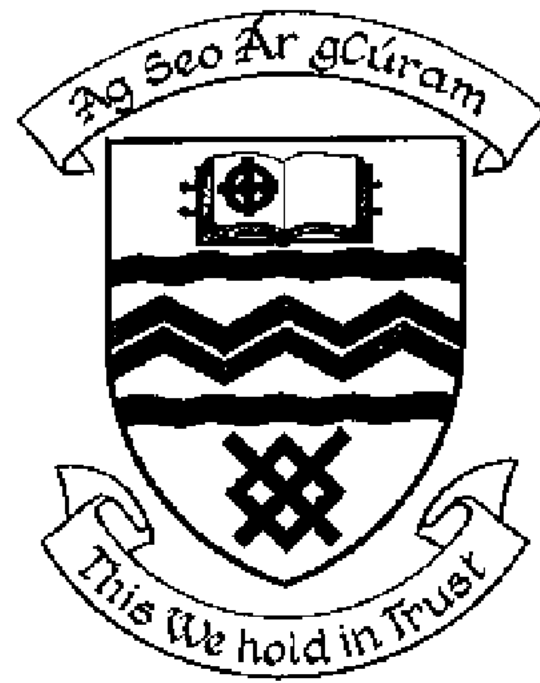
Decision Order Number 0159	Date of Decision 27/01/2000
Register Reference S99A/0851	Date 29/11/99

John Morrison, Architect,
192 Monread Heights,
Naas,
Co. Kildare.

**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. S99A/0851

Reasons

- 1 The proposed development does not meet the requirements of Section 3.4.19.i of the 1998 South Dublin County Development Plan which requires a minimum of 2.3 metres separation between the flank walls of each house.
- 2 The subject site is zoned 'A', "to protect and/or improve residential amenity". It is considered that the proposed development and its associated features would materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 3 The proposed development is not of a design which fully integrates with the style of adjoining development nor a scale which respects that of adjoining development and as such would contravene Section 3.4.13 of the South Dublin County Development Plan 1998 and would seriously injure the amenities and depreciate the value of property in the amenity.
- 4 Minimum setback of 2 metres between the nearest side wall of the proposed house and the back of the public pathway has not been provided for as required by normal Roads Department Standards.