	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0786
1. Location	6 Forest Close, Kingswood, Dublin 24.	
2. Development	To erect a three bedroom detached house adjacent to no.6 Forest Close, including widening of existing gateway for vehicular access.	
3. Date of Application	08/11/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by 5. Applicant	Name: Tony & Carmel O'Reilly, Address: 6 Forest Close, Kingswood, Name: Tony & Carmel O'Reilly, Address: 6 Forest Close, Kingswood, Dublin 24.	
6. Decision	O.C.M. No. 2856 Date 22/12/1999	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

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NOTIFICATION OF DECISION TO REFUSE PERMISSION

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

Decision Order Number 2856	Date of Decision 22/12/1999
Register Reference S99A/0786	Date 08/11/99

Applicant Tony & Carmel O'Reilly,

Development To erect a three bedroom detached house adjacent to no.6 Forest Close, including widening of existing gateway for vehicular access.

Location 6 Forest Close, Kingswood, 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

..... 22/12/99
for SENIOR ADMINISTRATIVE OFFICER

Tony & Carmel O'Reilly,
6 Forest Close,
Kingswood,
Dublin 24.

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REG REF. S99A/0786

Reasons

1 The normal Roads Department minimum 'setback' of 2 metres between the side wall of a house and the back edge of the public pathway is not provided for. As such the proposal would constitute sub-standard, disorderly development contrary to the proper planning and development of the area.

2 There would be less than 2.3 metres minimum gap between the nearest side walls of the existing and proposed houses as required by Section 3.4.19 of the South Dublin County Development Plan, 1998.

3 The proposed development on a restricted corner site would produce a cramped appearance and be unduly visually prominent in the street scene. As such the proposed development would seriously injure the amenities of property in the vicinity.

4 The submitted plans do not indicate whether the necessary distances will be available between the proposed building and any existing sewers and watermains in the adjacent public pathway/verge/road. As such the proposed development must be considered prejudicial to public health.

5 The proposed development would result in the foul drainage and surface water being connected to a drain. The proposal would therefore be prejudicial to public health and contrary to the proper planning and development of the area.