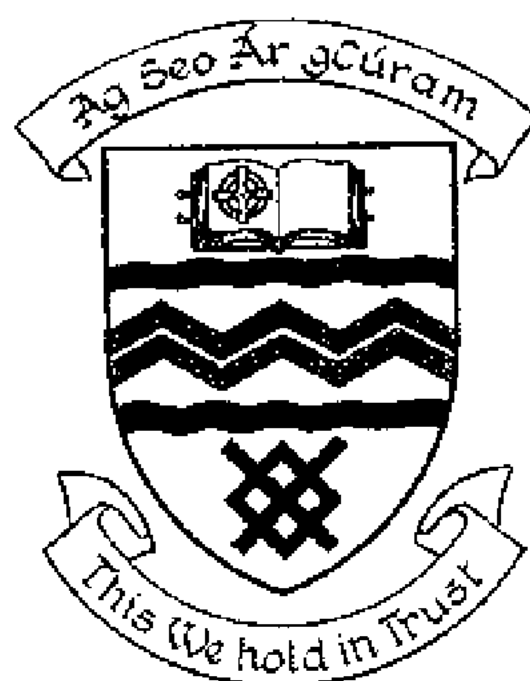


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0767	
1. Location	2 Elmcastle Close, Kilnamanagh, Dublin 24.		
2. Development	To remove existing extension and erect 2 no. 2-storey, 2 bed houses to side.		
3. Date of Application	28/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: J. Cummins, Address: 10 Knocklyon Court, Dublin 16.		
5. Applicant	Name: Mrs. A. Chalkley, Address:		
6. Decision	O.C.M. No. 2812 Date 16/12/1999	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

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2812	Date of Decision 16/12/1999
Register Reference S99A/0767	Date 28/10/99

Applicant Mrs. A. Chalkley,

Development To remove existing extension and erect 2 no. 2-storey, 2
bed houses to side.

Location 2 Elmcastle Close, Kilnamanagh, 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.

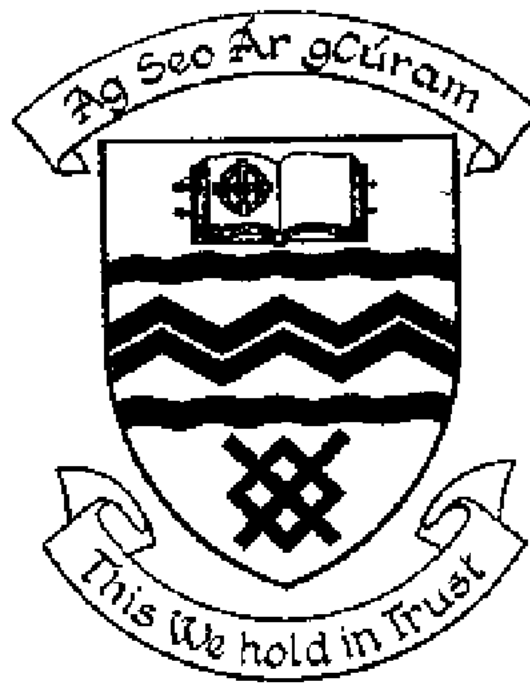
for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 17/12/99
for SENIOR ADMINISTRATIVE OFFICER

J. Cummins,
10 Knocklyon Court,
Dublin 16.

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REG REF. S99A/0767

Reasons

- 1 Elmcastle Close and the surrounding estates are comprised predominantly of semi-detached two storey properties. The proposal to create a terrace on this prominent corner site would therefore be injurious to the visual amenity of the area. As such the proposed development would seriously injure the amenities of property in the vicinity.
- 2 The proposal to facilitate the establishment of three separate properties on a restricted corner site is contrary to the proper planning and development of the area and would seriously injure the amenities of property in the vicinity.
- 3 The Planning Authority would require that two car parking spaces per dwelling be created within the curtilage of the site. This is not provided for in the plans submitted and as such will lead to on street parking which would endanger public safety by reason of obstruction of road users and cause congestion.
- 4 The provision of private open space to serve the three dwellings is insufficient and well below the standard required by the South Dublin County Development Plan, 1998 as required under Section 3.4.16. This would lead to an unacceptable standard of development and would be contrary to the proper planning and development of the area.
- 5 The applicant has not demonstrated that there is sufficient wayleave between the proposed development and existing services and as such the proposed development must be considered prejudicial to public health.
- 6 The proposed development would infringe on the normal 2 metre minimum setback between the gable end of a dwelling and the boundary of the public pathway as required by the Roads Department. As such the proposed development represents substandard, disorderly development contrary to the proper planning and development of the area.