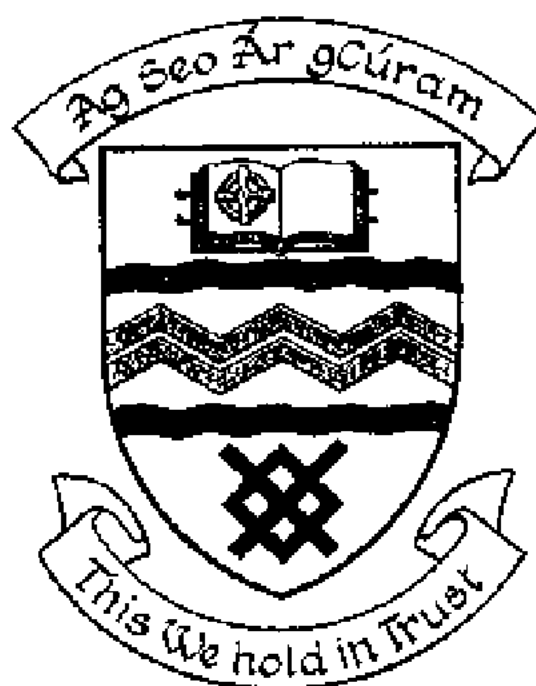


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0241	
1. Location	30 Forest Park, Kingswood, Dublin 24		
2. Development	Detached two-storey house and car access in side garden.		
3. Date of Application	20/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. John Fitzpatrick, Address: 30 Forest Park, Kingswood,		
5. Applicant	Name: Mr. John Fitzpatrick, Address: 30 Forest Park, Kingswood, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1244 Date 16/06/1999	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
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1244	Date of Decision 16/06/1999
Register Reference S99A/0241	Date 20/04/99

Applicant Mr. John Fitzpatrick,
Development Detached two-storey house and car access in side garden.
Location 30 Forest Park, Kingswood, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

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

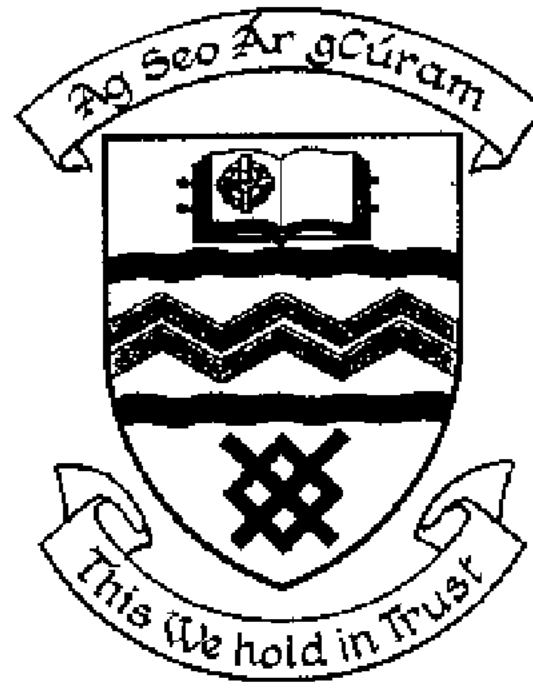
17/06/99

Mr. John Fitzpatrick,
30 Forest Park,
Kingswood,
Tallaght,
Dublin 24.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0241

Reasons

- 1 The proposal would be contrary to the proper planning and development of the area in that:
 - (i) the proposed house would have less than the 2.3 metre minimum side wall to side wall separation between it and the existing house as required by the South Dublin County Development Plan 1998.
 - (ii) there would be less than the normal 2 metre minimum 'set back' required by the Council's Roads Department between the north eastern gable end wall of the proposed house and the boundary of the roadway, Forest Avenue.
 - (iii) the proposed gable ended house design would be out of character with the hipped roof of the existing dwelling.
- 2 The proposed house would be within 5 metres of an existing 225mm diameter public surface water sewer at an average depth of 2.065 metres in the adjacent pavement. As such there would be a mutual risk to the sewer and the proposed dwelling, inadequate space for maintenance/repair of the sewer and the proposal would be prejudicial to public health.
- 3 The proposed house would be within 5 metres of an existing 100mm PVC watermain in the adjacent pavement. As such there would be a mutual risk to the watermain and the proposed dwelling, inadequate space for maintenance/repair of the watermain and the proposal would be prejudicial to public health.