

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0708	
1. Location	1A Templeroan Avenue, Templeogue, Dublin 16.		
2. Development	A detached 2 storey dwelling at the side.		
3. Date of Application	31/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael Hyland, Address: 14 Cherry Avenue, Dublin 15.		
5. Applicant	Name: Martin Flanagan, Address: 1A Templeroan Avenue, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 4284 Date 15/12/97	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	
0	0	0	
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: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 4284	Date of Decision 15/12/97
Register Reference S97A/0708	Date 31st October 1997

Applicant Martin Flanagan,
Development A detached 2 storey dwelling at the side.
Location 1A Templeroan Avenue, Templeogue, Dublin 16.

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** 15/12/97

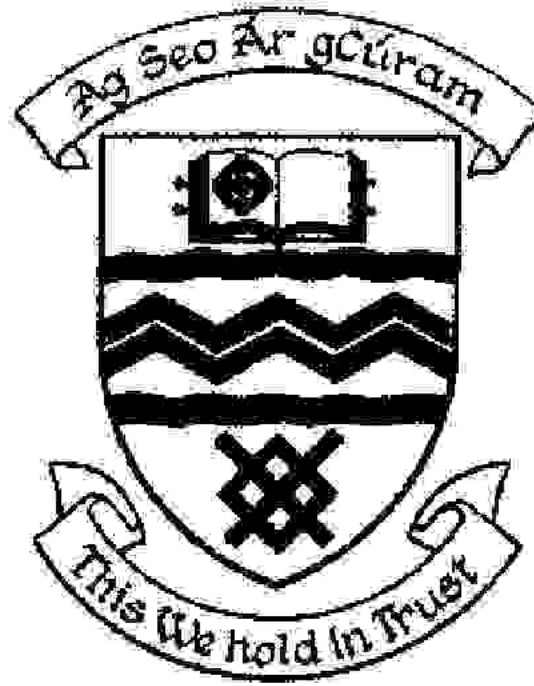
Michael Hyland,
14 Cherry Avenue,
Dublin 15.

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REG REF. S97A/0708



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Reasons

- 1 The standard gable end on setback from a 9.0m. district distributor road which adjoins the proposed development is 9m. The proposed development would significantly infringe on this building line.
- 2 The proposed development would significantly encroach within the required set back distance of 5m. from the adjacent public foul sewer and would thereby be prejudicial to public health.
- 3 The proposed development, by reason of encroachment on an established building line and the precedent for which a grant of permission would set, would constitute disorderly and substandard development which would seriously injure the amenities and depreciate the value of such property and property in the vicinity and would not be consistent with the proper planning and development of the area.