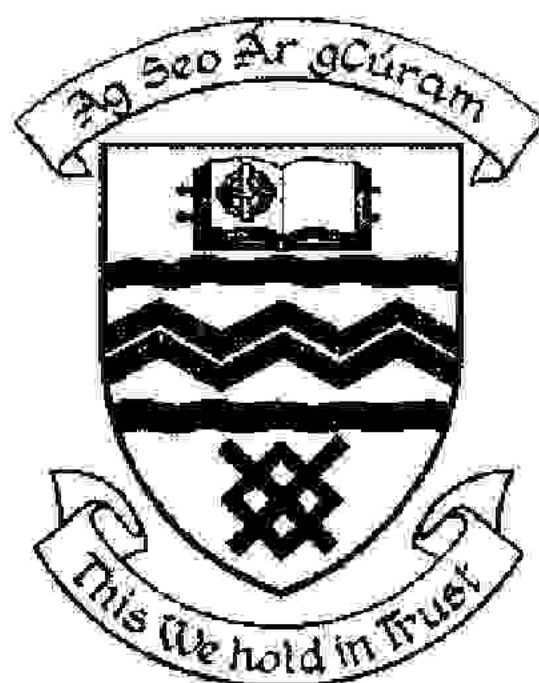


| | | | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0255 | |
| 1. Location | 2 Rathfarnham Park, Rathfarnham, Dublin 14. | | |
| 2. Development | 2 storey dwelling at the rear with entrance from Rathfarnham Road. | | |
| 3. Date of Application | 24/04/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Outline Permission | 1. 15/05/97 2. | 1. 22/05/97 2. |
| 4. Submitted by | Name: V. Leahy B. Arch., Address: 16 Ramor Park, Dublin 15. | | |
| 5. Applicant | Name: J. Winston, Address: 2 Rathfarnham Park, Rathfarnham, Dublin 14. | | |
| 6. Decision | O.C.M. No. 1439 Date 18/07/97 | 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 | |
| 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
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 1439 | Date of Decision 18/07/97 |
| Register Reference S97A/0255 | Date 24th April 1997 |

Applicant J. Winston,
Development 2 storey dwelling at the rear with entrance from Rathfarnham Road.
Location 2 Rathfarnham Park, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/05/97 /22/05/97

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

18/07/97

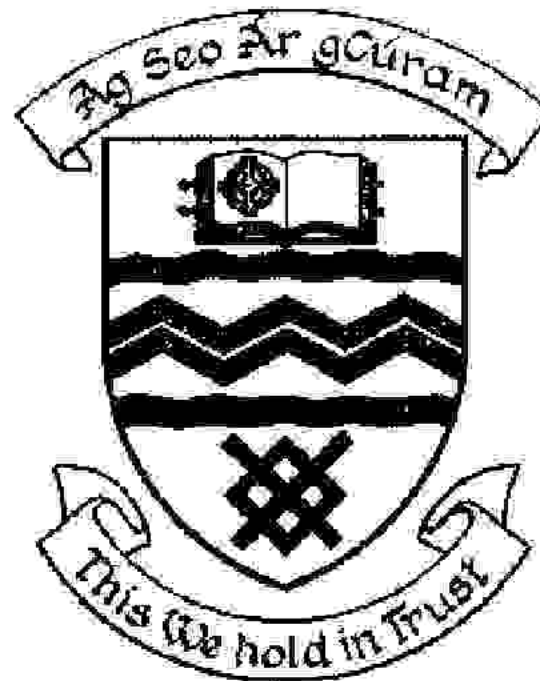
V. Leahy B. Arch.,
16 Ramor Park,
Dublin 15.

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REG REF. S97A/0255



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Reasons

- 1 The proposed development, by reason of inadequate provision of a rear garden depth and its relationship with adjoining property is contrary to the provisions of the Dublin County Development Plan and would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development is contrary to the objective "to protect and improve residential amenity" in the area.
- 2 The proposed development, by reason of its density and precedence which would be set by the grant of permission is contrary to the proper planning and development of the area and would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed development would result in an additional vehicular entrance onto the Rathfarnham Road and the applicant has not adequately demonstrated that a safe access/egress and adequate off-street car parking can be provided. The proposed development would tend to be prejudicial to public safety by reason of traffic hazard.
- 4 The proposed development, on a site which is substantially elevated above road level, would require substantial site works and alterations to the existing boundary and substantial removal of mature trees. There are inadequate details of such proposals with this application. It is considered that the associated works would significantly impinge on the visual amenities and orderly development of Rathfarnham Road which would be contrary to the proper planning and development of the area. The proposed development is contrary to the objective "to protect and improve residential amenity" in the area.

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

| | |
|------------------------------|------------------------|
| Order Number 0913 | Date of Order 15/05/97 |
| Register Reference S97A/0255 | Date 24th April 1997 |

Applicant J. Winston,
Development 2 storey dwelling at the rear with entrance from
Rathfarnham Road.
Location 2 Rathfarnham Park, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 8/5/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

V. Leahy B. Arch.,
16 Ramor Park,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

15/05/97