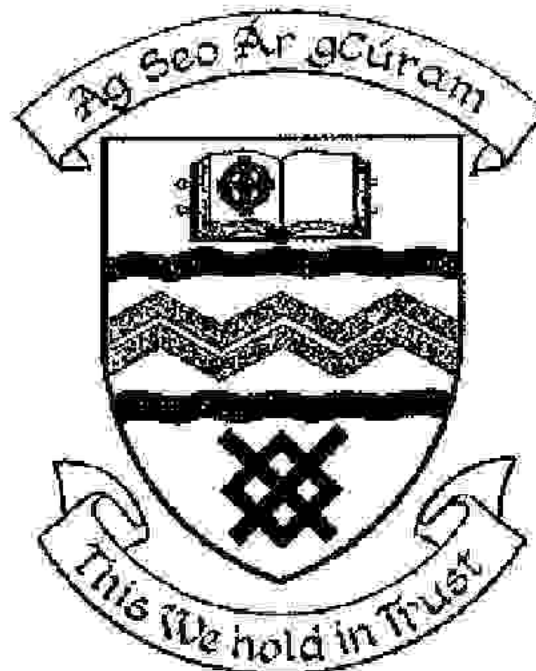


C

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
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 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3758	Date of Decision 19/12/2001
Register Reference S01A/0745	Date 08/11/01

**Applicant** Ron Gaffney,

**Development** Construct a two-storey terraced three-bedroom house with pedestrian passage on ground floor leading to the adjoining property and new vehicular entrance from the main estate road.

**Location** 16 Fernwood Close, Tallaght, 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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
for SENIOR ADMINISTRATIVE OFFICER

20/12/01

John Morrison Architect,  
192 Monread Heights,  
Naas,  
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0745

**Reasons**

- 1 The proposed dwelling would seriously infringe the existing building line along Maplewood Rd. The proposal therefore conflicts with the proper planning and development of the area.
- 2 Section 3.4.6 of the County Development Plan requires the provision of 60 sqm minimum garden areas behind the front building line. The proposed development would result in substandard rear garden areas for both the existing and proposed dwellings. The proposal materially contravenes a development objective of the Development Plan, and therefore conflicts with the proper planning and development of the area.