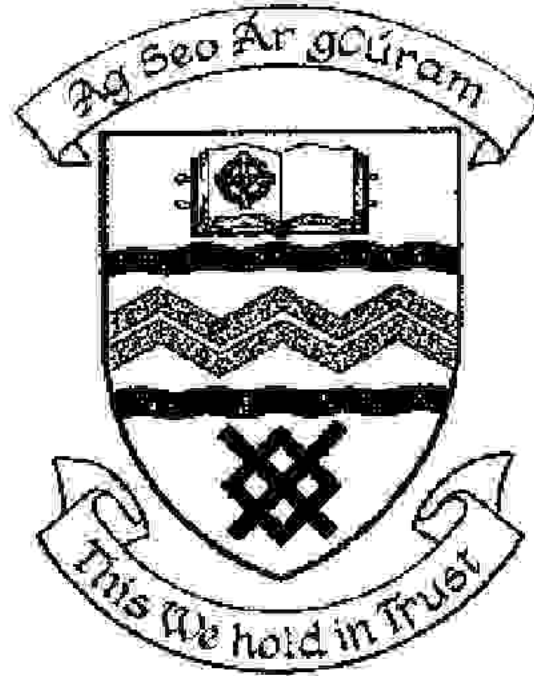


C

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 3731	Date of Decision 18/12/2001
Register Reference S01A/0739	Date 08/11/01

Applicant Karen La-Grue,
Development Two-storey dwelling.
Location Land beside 9 Ely Close, Old Court Road, Firhouse, 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

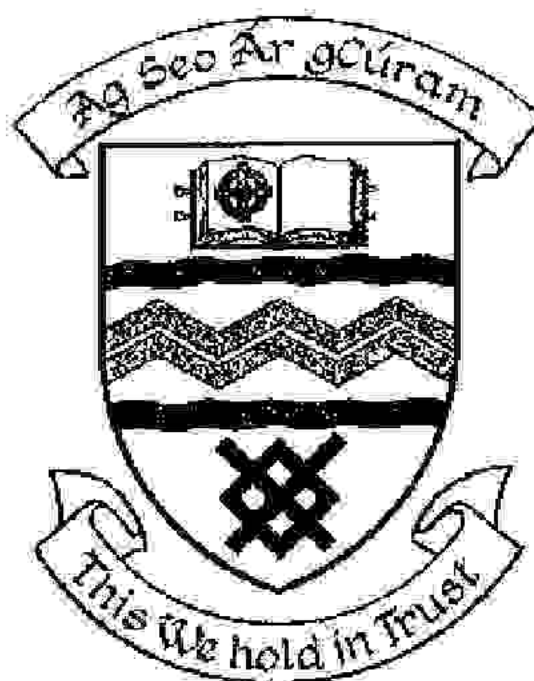
19/12/01

Karen La-Grue,
9 Ely Close,
Old Court Road,
Firhouse,
Dublin 24.

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/0739

Reasons

- 1 It is considered that the proposed development would have an unsatisfactory appearance and would be inconsistent with the character and pattern of development in the area due to its narrow width and gabled roof form, and inadequate separations from the public road and the existing house, and would not achieve a satisfactory integration with existing development in the area. It is not therefore consistent with the requirements of Section 3.4.13 South Dublin County Development Plan 1998 relating to the development of Corner/Side Garden sites, and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would be prejudicial to public health due to its proximity to a surface water sewer (approx. 3.5m) and a 100mm watermain (approx. 2m). It is a requirement of the Sanitary Authority that no buildings shall be erected within 5 metres of a public sewer or watermain or any sewer or watermain with the potential to be taken in charge.