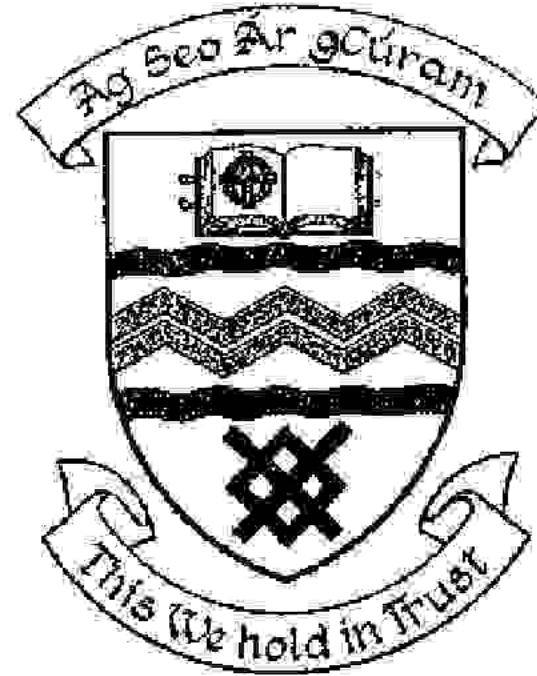


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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**NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2942	Date of Decision 18/09/2001
Register Reference S01A/0360	Date 15/06/01

Applicant John White,
Development Demolish the single storey garage & outbuildings to the eastern side in order to construct a new 2 storey detached dwelling house.
Location 1 Rossmore Lawns, Templeogue, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /19/07/2001

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 OUTLINE 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

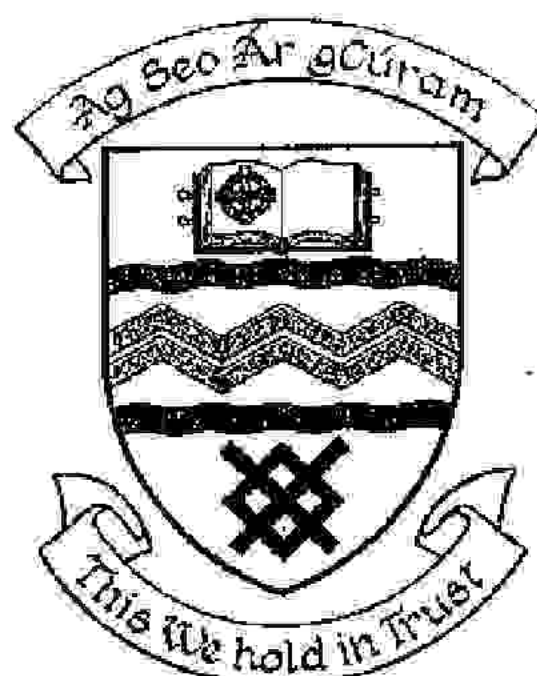
..... M7 18/09/01
for SENIOR ADMINISTRATIVE OFFICER

Louise Burke Architects.,
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0360

Reasons

- 1 The proposed development, due to its proximity to an existing public foul sewer (approx 3m) and a public watermain (approx 2.5m) located in the adjoining public road would be prejudicial to public health, as no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- 2 A 2.3 metres wide separation distance is required between the side walls of the existing and proposed houses in accordance with para 3.4.19 of the County Development Plan. It is considered that the application site is not adequate to accommodate the proposed development in accordance with Development Plan standards, and it is not therefore consistent with the proper planning and development of the area.