

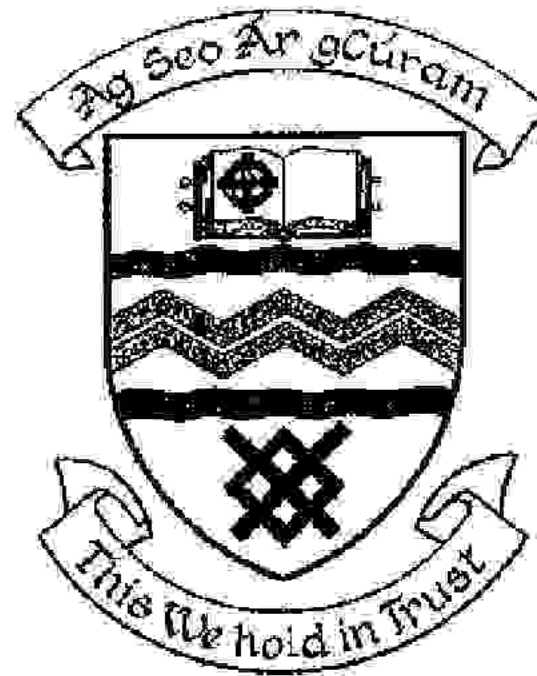
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0285	
1. Location	Rear of 40 Whitehall Road, fronting onto Whitehall Gardens, Terenure, Dublin 12.		
2. Development	2 storey, single aspect (at first floor level) 2 bedroom dwelling.		
3. Date of Application	11/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John F O'Connor & Associates Address: Architects & Planning Consultants, 11A Greenmount House,		
5. Applicant	Name: Daniela Korcel Address: 40 Whitehall Road, Terenure, Dublin 12.		
6. Decision	O.C.M. No. 2362  Date 10/07/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.	

M.

**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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2362	Date of Decision 10/07/2001
Register Reference S01A/0285	Date: 11/05/01

**Applicant** Daniela Korcel  
**Development** 2 storey, single aspect (at first floor level) 2 bedroom dwelling.  
  
**Location** Rear of 40 Whitehall Road, fronting onto Whitehall Gardens, Terenure, Dublin 12.  
  
**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 11/05/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed development by virtue of its orientation on the subject site would inhibit the potential redevelopment of further sites along the rear laneway for news house development. Therefore the proposed development is considered 'piecemeal' and premature development at this location in accordance with paragraph 3.4.12.i. of the South Dublin County Development Plan 1998. In this regard the applicant is requested to submit revised plans particulars and details if any for the proposed development which does not inhibit the redevelopment of the laneway for comprehensive or integrated news houses or other appropriate development to the rear of the subject site. The applicant is requested to specifically address the following issues:
  - ownership and control of the laneway to rear of subject site (off Whitehall Gardens)
  - widening of rear laneway to facilitate news house or other appropriate development.

John F O'Connor & Associates  
Architects & Planning Consultants,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.

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REG REF. S01A/0285

- reorientation of proposed dwelling to face directly onto laneway,
- privacy and residential amenity of no. 2 Whitehall Gardens,

- 2 The Environmental Services Department have significant reservations regarding the proposed development due to its proximity to the public foul sewer (approx. 2.5m) and to a 100mm diameter public watermain both to the front and the side (approx. 2.5 and 3m respectively). No buildings shall be erected within 5 metres of a public sewer or public watermain, or any sewer or watermain with the potential to be taken in charge. The applicant is requested to resubmit proposals which ensure the proposed development conforms with the requirements of Environmental Services Department, South Dublin County Council.

Note: The applicant is advised to contact the Planning Department, South Dublin County Council, prior to the submission of Additional Information

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

10/07/01



C

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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3737	Date of Decision 18/12/2001
Register Reference S01A/0285	Date 11/05/01

**Applicant** Daniela Korcel  
**Development** 2 storey 3 bed dwelling to rear of 40 Whitehall Road  
**Location** Rear of 40 Whitehall Road, fronting onto Whitehall Gardens,  
Terenure, Dublin 12.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 10/07/2001 /02/11/2001

**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 PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
.....  
for SENIOR ADMINISTRATIVE OFFICER

19/12/01

John F O'Connor & Associates  
Architects & Planning Consultants,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.

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**Reasons**

- 1 The proposed development would seriously infringe the existing building line established by the row of houses along Whitehall Gardens, and as such would be visually obtrusive and would seriously injure the amenities of property in the vicinity. It is further considered that the relationship created between these properties and the proposed house is particularly unacceptable having regard to the two storey height of the latter.
- 2 The proposed development by virtue of the ground floor level living and dining room windows and first floor level window to bedroom no. 3, all facing no. 2 Whitehall Gardens, would result in an unacceptable level of overlooking which would seriously injure the amenities of property in the vicinity.
- 3 The site is located in an area zoned 'A', the objective for which is 'to protect and/or improve residential amenity'. For the reasons given at 1 and 2 above, the proposed development would contravene materially this Development Plan zoning objective.
- 4 The proposal would be located within 5 metres of a public foul sewer and public watermain. As such, the proposal would be prejudicial to public health.
- 5 The Roads Department normally require a 2 metre setback from proposed development and the back of the public footpath. The setback proposed measures only 1 metre and the proposal is therefore considered to be inconsistent with the proper planning and development of the area.