

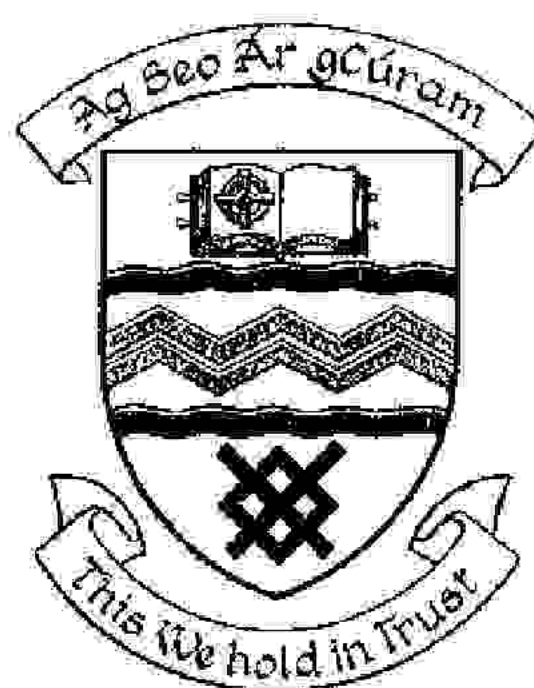
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0156
1. Location	47 Whitehall Road, Terenure, Dublin 12.	
2. Development	For the retention and completion of the single storey dwelling at	
3. Date of Application	16/03/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Peter Ferguson Associates, Architects Address: Beaumont Gardens, Blackrock,	
5. Applicant	Name: Frank Mullen Address: 47 Whitehall Road, Terenure, Dublin 12.	
6. Decision	O.C.M. No. 1033 Date 15/05/2001	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	13/06/2001	Written Representations
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.		

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

M

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 1033	Date of Decision 15/05/2001
Register Reference S01A/0156	Date 16/03/01

Applicant Frank Mullen
Development For the retention and completion of the single storey dwelling at
Location 47 Whitehall Road, Terenure, Dublin 12.

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


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for SENIOR ADMINISTRATIVE OFFICER

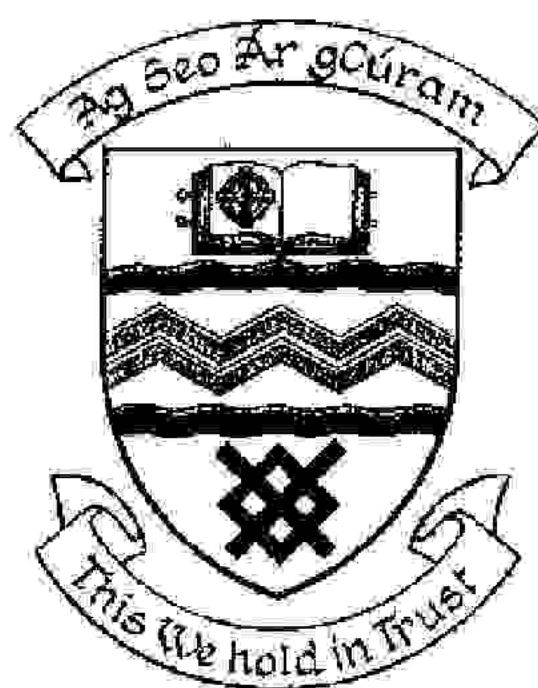
15/05/01

Peter Ferguson Associates, Architects
Beaumont Gardens,
Blackrock,
Co. Dublin

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REG REF. S01A/0156

Reasons

- 1 The proposed development would constitute a significant further intensification of site coverage, scale, bulk and use of this severely restricted site. Having regard to the prevailing pattern of development in the area the scale, bulk, site coverage and intensification of use is considered unacceptable and excessive and as such is not in the interest of the proper planning and development of the area.
- 2 The proposed development, having regard to the provision of inadequate private open space and the subsequent contravention of paragraphs 3.4.13.i and 3.4.16.i., 3.4.19.i. of the South County Dublin Development Plan 1998, would constitute over development of this restricted site and as such would be seriously injurious to residential amenity and depreciate the value of property in the vicinity. It would therefore materially contravene zoning objective A of the South Dublin County Council Development plan 1998 " to protect and /or improve residential amenity"
- 3 The proposed development would set a precedent for the retention and completion of seriously substandard development, which are unauthorised, in the vicinity.