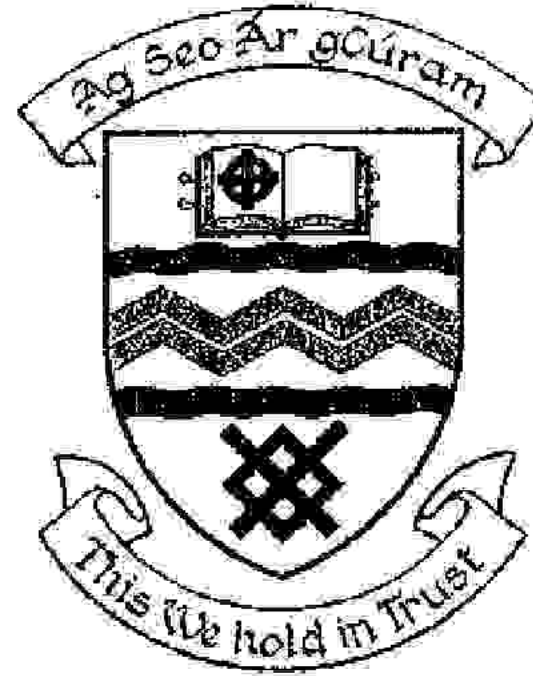


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0690	
1. Location	beside 11 Orchardton, Rathfarnham, Dublin 14.		
2. Development	Erect a two storey house		
3. Date of Application	05/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 01/11/2000 2.	1. 23/11/2000 2.
4. Submitted by	Name: Peter White Associate Architects Address: 34 Belgrave Square, Dublin 6.		
5. Applicant	Name: C & E Hill Address: 11 Orchardton, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0138  Date 19/01/2001	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
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.

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

Halla an Chontae,  
Lár an Bhaile, Tarnhlacht,  
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 1993**

Decision Order Number 0138	Date of Decision 19/01/2001
Register Reference S00A/0690	Date 05/10/00

Applicant C & E Hill  
Development Erect a two storey house  
Location beside 11 Orchardton, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/11/2000 /23/11/2000

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

19/01/01

Peter White Associate Architects  
34 Belgrave Square,  
Dublin 6.

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**Reasons**

- 1 It is considered that the proposal would provide inadequate residential amenity for the prospective occupants of the proposed dwelling house, for the following reasons:
  - (i) A distance of just 1m is shown between the existing and proposed dwelling houses which falls considerably short of the 2.3m gap required for maintenance, as set out in section 3.4.19 of the South Dublin County Development Plan, 1998.
  - (ii) A significant proportion of the rear garden would have a depth of just 5m, which is considerably less than the 11m recommended in section 3.4.16 of the Development Plan.

As such, it is considered that the proposal would seriously injure the amenities of the prospective occupants of the propose dwelling house.

- 2 The proposal site is located in an area zoned 'A' 'to protect and/or improve residential amenity' in the South Dublin County Development Plan, 1998. For the reasons given at 1. above, it is considered that the proposal would contravene materially this Development Plan zoning objective.
- 3 The proposed dwelling house would lie within 5m of a watermain and insufficient information has been provided in order to assess the drainage implications of the proposed development. As such, the proposed development must be considered prejudicial to public health.



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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Order Number 2431	Date of Order 01/11/2000
Register Reference S00A/0690	Date 05/10/00

Applicant C & E Hill  
Development Erect a two storey house  
Location beside 11 Orchardton, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 24/10/2000 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

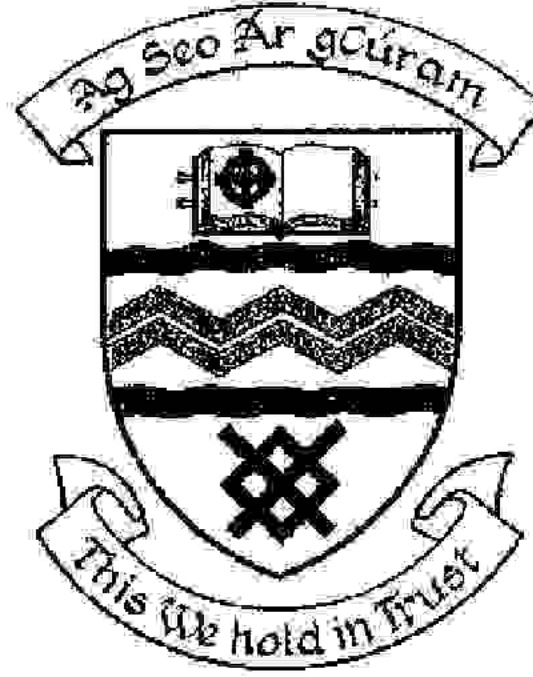
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Peter White Associate Architects  
34 Belgrave Square,  
Dublin 6.

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



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REG REF. S00A/0690

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....*M7*..... 01/11/00  
for Senior Administrative Officer.