

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0612	
1. Location	"Marian", Newtown, Rockbrook, Rathfarnham, Dublin 14.		
2. Development	Two no. semi detached, 2 storey dwellings at front of		
3. Date of Application	29/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 22/09/2000 2.
4. Submitted by	Name: Eamonn Weber Architects Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: E & F Walsh Address: "Marian", Newtown, Rockbrook, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2555 Date 20/11/2000	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, 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 OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2555	Date of Decision 20/11/2000
Register Reference S00A/0612	Date 29/08/00

Applicant E & F Walsh
Development Two no. semi detached, 2 storey dwellings at front of
Location "Marian", Newtown, Rockbrook, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /22/09/2000

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

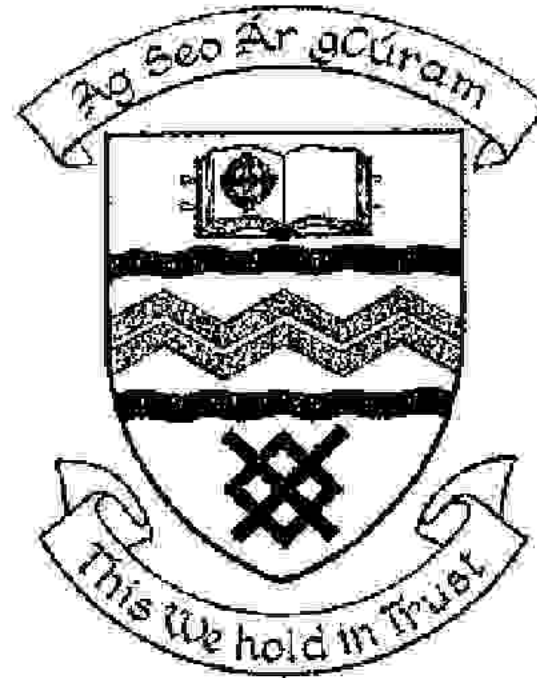
20/11/00

Eamonn Weber Architects
180 Rathgar Road,
Dublin 6.

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. S00A/0612

Reasons

- 1 Section 2.3.1(ii) of the South Dublin County Development Plan, 1998 states that "Within areas designated with Zoning Objective 'B' ("to protect and improve rural amenity and to provide for the development of agriculture"), dwellings will only be permitted on suitable sites where applicants can establish a genuine need to reside in proximity to their employment, (such employment being related to the rural community), or applicants have close family ties with the rural community".

Insufficient information has been provided with the application in order to establish if the applicant meets the above requirements. As such, the proposal must be considered to contravene materially the Development Plan zoning objective for the area.

- 2 Edmondstown Road is seriously substandard with regard to width and alignment and has no footpaths. At the location of this site there is a solid white centreline on the road and it is essential that cars should not be parked on the road. The proposal does not provide an adequate setback from the road for gates, nor adequate space for car parking. As such, the proposed development would generate on street car parking which would endanger public safety by reason of a traffic hazard.
- 3 The proposal constitutes undesirable suburban-style ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0612	
1. Location	"Marian", Newtown, Rockbrook, Rathfarnham, Dublin 14.		
2. Development	Two no. semi detached, 2 storey dwellings at front of		
3. Date of Application	29/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 22/09/2000 2.
4. Submitted by	Name: Eamonn Weber Architects Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: E & F Walsh Address: "Marian", Newtown, Rockbrook, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2133 Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
7. Grant	O.C.M. No. Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
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, 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 1993

Order Number 2133	Date of Order 20/09/2000
Register Reference S00A/0612	Date 29/08/00

Applicant E & F Walsh

Development Two no. semi detached, 2 storey dwellings at front of

Location "Marian", Newtown, Rockbrook, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on the 11/09/2000 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.

Eamonn Weber Architects
180 Rathgar Road,
Dublin 6.

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. S00A/0612

- (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,


.....
for Senior Administrative Officer.

20/09/00