

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0311	
1. Location	16 Glendoher Road, Rathfarnham, Dublin 14.		
2. Development	Two storey, two bedroom, detached house with pedestrian access to the front and vehicular access to the rear and associated site works.		
3. Date of Application	09/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/06/2000 2.	1. 07/06/2000 2.
4. Submitted by	Name: Rowe & Associates, Address: 28-30 Rathmines Park, Rathmines,		
5. Applicant	Name: Rory McCann, Address: 15 Glendoher Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1760  Date 03/08/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1760	Date of Decision 03/08/2000
Register Reference S00A/0311	Date 09/05/00

**Applicant** Rory McCann,

**Development** Two storey, two bedroom, detached house with pedestrian access to the front and vehicular access to the rear and associated site works.

**Location** 16 Glendoher Road, Rathfarnham, Dublin 14.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 02/06/2000 /07/06/2000

**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 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

*MJ*  
.....  
for **SENIOR ADMINISTRATIVE OFFICER** 03/08/00

Rowe & Associates,  
28-30 Rathmines Park,  
Rathmines,  
Dublin 6.

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REG REF. S00A/0311

**Reasons**

- 1 The proposed detached house would seriously infringe the side building line on the subject site. It is considered that the proposed house on a restricted site area stated to be 230sq.m. constitutes a density which would be incompatible with that in the vicinity. Furthermore, it is considered that the proposed detached house on the restricted site would visually intrude on the existing streetscape. It is thereby considered that the proposed development would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.
- 2 The proposed development provides for only c0.8m between the flank walls of the existing and proposed houses. This conflicts with the Development Plan standard of 2.3 metres, to provide for adequate maintenance.
- 3 Environmental Services Department reports that there are 225mm diameter foul and surface water sewers and a 100mm diameter watermain adjacent to the proposed development. The exact location of these sewers and watermain have not been shown on the plans submitted. The Environmental Services Department requires that no building shall be within 5m of these sewers and watermain. In the absence of sufficient information the proposed development must be considered to be prejudicial to public health.



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3. Date of Application	09/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/06/2000 2.	1. 07/06/2000 2.
4. Submitted by	Name: Rowe & Associates, Address: 28-30 Rathmines Park, Rathmines,		
5. Applicant	Name: Rory McCann, Address: 15 Glendoher Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1207  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			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1207	Date of Order 02/06/2000
Register Reference S00A/0311	Date 09/05/00

Applicant            Rory McCann,

Development        Two storey, two bedroom, detached house with a vehicular  
access to the rear and associated site works.

Location            16 Glendoher Road, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 29/05/00 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is attached to tree at side of house facing onto Glendoher Avenue and part of the notice is obscured by the wall. 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:

Rowe & Associates,  
28-30 Rathmines Park,  
Rathmines,  
Dublin 6.

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

*[Signature]*  
.....  
for Senior Administrative Officer.

02/06/00