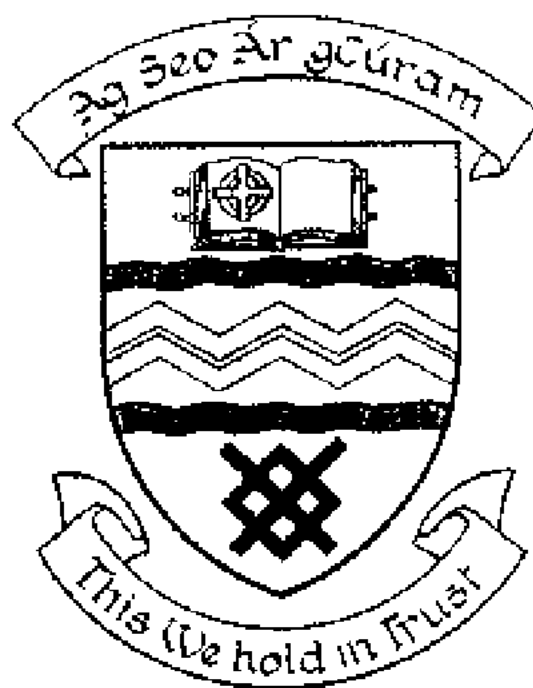


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0936	
1. Location	25 Marian Road, Rathfarham, Dublin 14.		
2. Development	New 2 storey dwelling attached to side of existing house, with new vehicular access.		
3. Date of Application	23/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/01/2000 2.	1. 26/01/2000 2.
4. Submitted by	Name: Mr. T. Sheppard, Address: Richmond Park Drive, Monkstown,		
5. Applicant	Name: Mr. Bernard Sheppard, Address: 25 Marian Road, Rathfarham, Dublin 14.		
6. Decision	O.C.M. No. 0572 Date 22/03/2000	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,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
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 1993

Decision Order Number 0572	Date of Decision 22/03/2000
Register Reference S99A/0936	Date 23/12/99

Applicant Mr. Bernard Sheppard,
Development New 2 storey dwelling attached to side of existing house,
with new vehicular access.
Location 25 Marian Road, Rathfarham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/01/2000 /26/01/2000

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

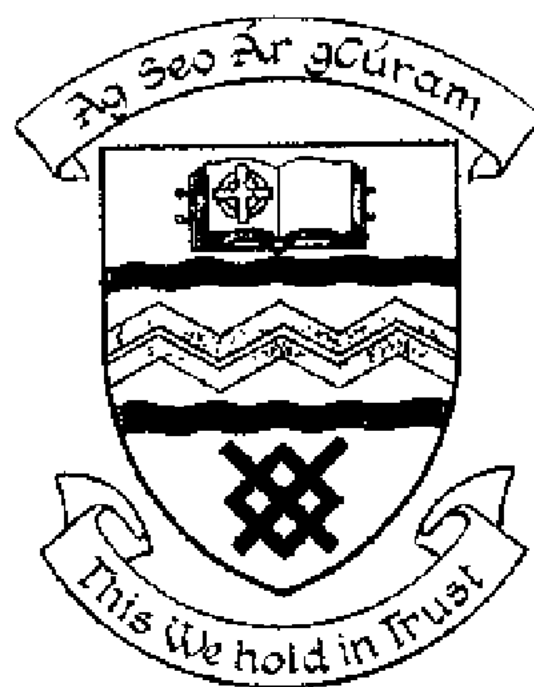
..... 22/03/00
for SENIOR ADMINISTRATIVE OFFICER

Mr. T. Sheppard,
Richmond Park Drive,
Monkstown,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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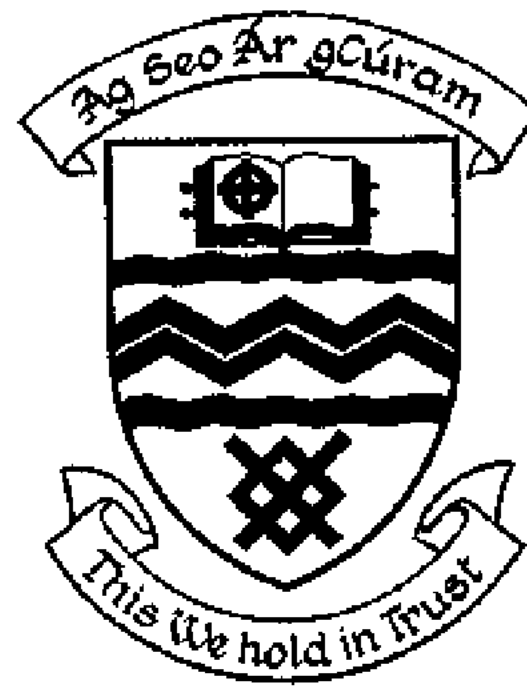
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REG REF. S99A/0936

Reasons

- 1 The proposed development does not meet the requirements of Section 3.4.19.I of the 1998 South Dublin County Development Plan which requires a minimum of 2.3 metres separation distance between the flank walls of each house.
- 2 The proposed development does not meet the requirements of Section 3.4.16.i of the 1998 South Dublin County Development Plan which requires all houses to have a minimum of 60 sq. metres (exclusive of car parking area) of private open space behind the front building line.
- 3 The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 4 The subject site is zoned 'A', "to protect and/or improve residential amenity". It is considered that the proposed development and its associated features would materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.

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

Order Number 0100	Date of Order 20/01/2000
Register Reference S99A/0936	Date 23/12/99

Applicant Mr. Bernard Sheppard,
Development New 2 storey dwelling attached to side of existing house,
with new vehicular access.
Location 25 Marian Road, Rathfarham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 18/01/00 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 A4 size notice in middle of the lawn is not legible from the public footpath. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

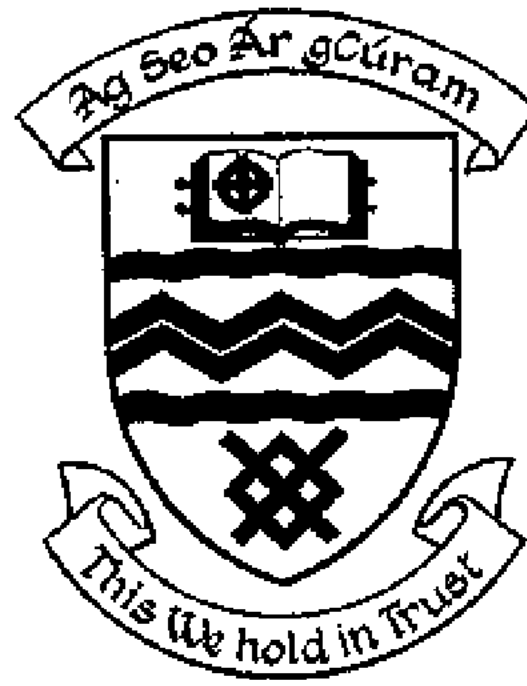
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

Mr. T. Sheppard,
Richmond Park Drive,
Monkstown,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99A/0936

- (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.

20/01/00