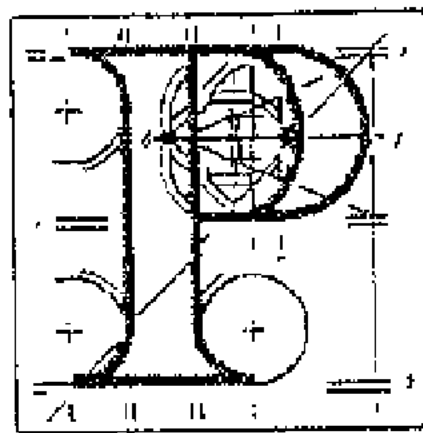


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0838	
1. Location	1 Fonthill Park, Rathfarnham, Dublin 14.		
2. Development	Demolish garage and shed, and erect 2 storey dwelling to side of house.		
3. Date of Application	25/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: John Whelan, Address: 1 Fonthill Park, Rathfarnham,		
5. Applicant	Name: John Whelan, Address: 1 Fonthill Park, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0112 Date 20/01/2000	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged	16/02/2000	Written Representations	
9. Appeal Decision	15/06/2000	Refuse Permission	
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.	

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0838

APPEAL by John Whelan of 1 Fonthill Park, Rathfarnham, Dublin against the decision made on the 20th day of January, 2000 by the Council of the County of South Dublin to refuse outline permission for development comprising demolition of garage and shed and erection of two-storey dwelling to side of house at 1 Fonthill Park, Rathfarnham, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, outline permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

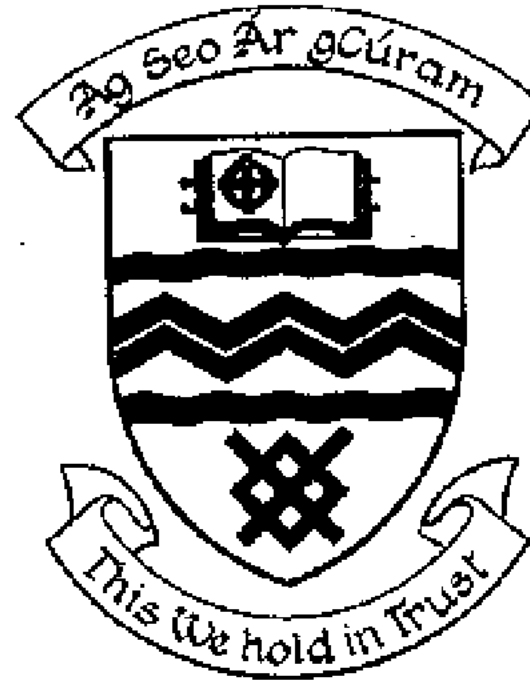
The proposed development of a two-storey house on this restricted site, and having a restricted road frontage, would constitute substandard development and would, therefore, be contrary to the proper planning and development of the area.

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 15th day of June 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0838	
1. Location	1 Fonthill Park, Rathfarnham, Dublin 14.		
2. Development	Demolish garage and shed, and erect 2 storey dwelling to side of house.		
3. Date of Application	25/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: John Whelan, Address: 1 Fonthill Park, Rathfarnham,		
5. Applicant	Name: John Whelan, Address: 1 Fonthill Park, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0112 Date 20/01/2000	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



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

Decision Order Number 0112	Date of Decision 20/01/2000 <i>MM</i>
Register Reference S99A/0838	Date 25/11/99

Applicant John Whelan,
Development Demolish garage and shed, and erect 2 storey dwelling to
side of house.
Location 1 Fonthill Park, Rathfarnham, Dublin 14.

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 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

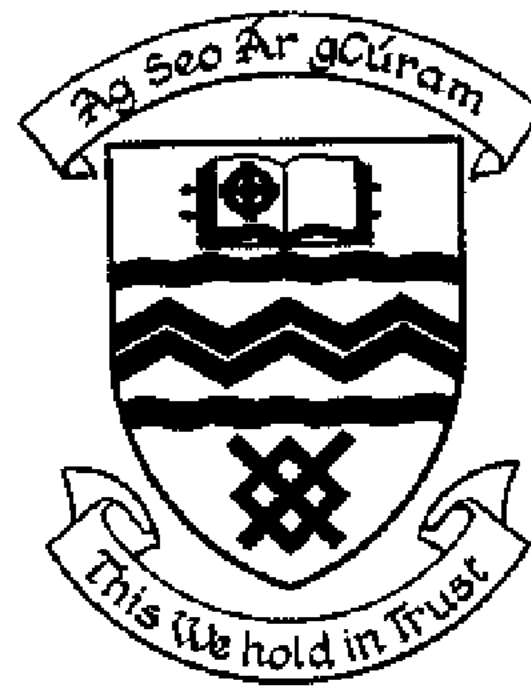
MM
..... 20/01/00
for SENIOR ADMINISTRATIVE OFFICER

John Whelan,
1 Fonthill Park,
Rathfarnham,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0838

Reasons

- 1 The proposed development does not meet the requirements of Section 3.4.19 of the 1998 South Dublin County Development Plan which requires a minimum of 2.3 metres separation between the flank walls of each house.
- 2 Minimum setback of 2 metres between the wall of the proposed house and the back of the public pathway has not been provided for. As such the proposal would constitute sub-standard development contrary to the proper planning and development of the area.
- 3 Adequate information in relation to drainage and water arrangements on site has not been submitted and as such sufficient information is not available in order to make a satisfactory assessment of the drainage/water implications of the proposed development. A grant of planning permission would therefore be prejudicial to public health.