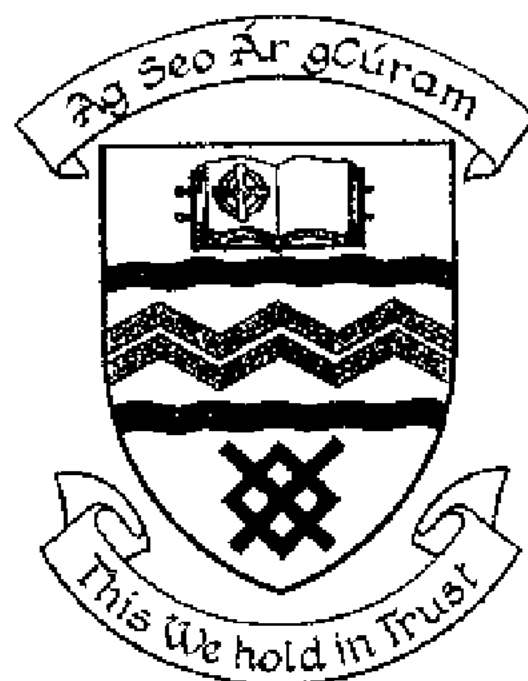


		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0765	
1.	Location	Adjoining No. 3 Dodder Avenue, Dodder Valley Park, Old Bawn, Tallaght, Dublin 24.			
2.	Development	Detached house on lands joining 3 Dodder Avenue and the demolition of existing converted garage at no.3 Dodder Avenue.			
3.	Date of Application	27/10/99		Date Further Particulars (a) Requested (b) Received	
3a.	Type of Application	Permission		1. 2.	1. 2.
4.	Submitted by	Name: Seamus Ruddy, Architect, Address: 13 Garville Mews, Rathgar,			
5.	Applicant	Name: Fran Russell, Address: 3 Dodder Avenue, Dodder Valley Park, Old Bawn, Tallaght, Dublin 24.			
6.	Decision	O.C.M. No. 2767 Date 14/12/1999		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
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2767	Date of Decision 14/12/1999
Register Reference S99A/0765	Date 27/10/99

Applicant Fran Russell,

Development Detached house on lands joining 3 Dodder Avenue and the
demolition of existing converted garage at no.3 Dodder
Avenue.

Location Adjoining No. 3 Dodder Avenue, Dodder Valley Park, Old Bawn,
Tallaght, Dublin 24.

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 PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

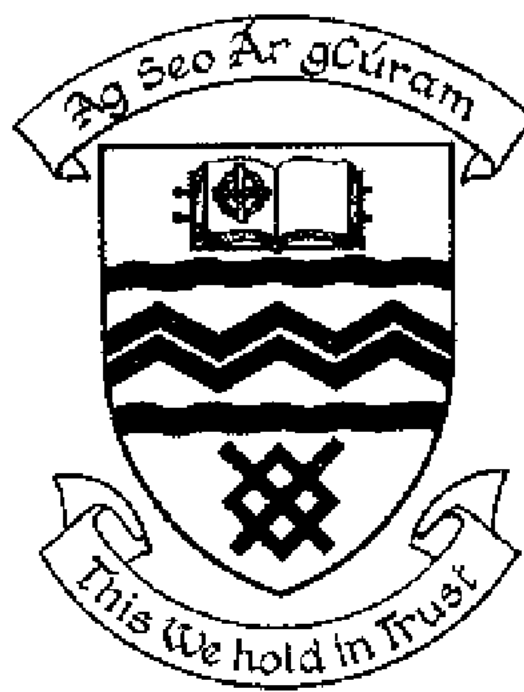
..... 14/12/99
for SENIOR ADMINISTRATIVE OFFICER

Seamus Ruddy, Architect,
13 Garville Mews,
Rathgar,
Dublin 6.

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REG REF. S99A/0765

Reasons

- 1 The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 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.
- 3 The planning application did not include the drawings and plans required to be submitted with a planning application under Section 23 Part IV of the Local Government (Planning and Development) Regulations, 1994.
- 4 The minimum required setback of 9m between the side wall of the proposed house and the reservation line for Firhouse Road has not been provided for. The proposal would therefore be contrary to the proper planning and development of the area.
- 5 The submitted plans do not show the position of the existing 225mm diameter foul sewer adjacent in relation to the proposed development. Therefore, it is not clear if the proposed building would come within 5 metres of this sewer which would not be acceptable. Therefore, in the absence of such information the proposed development must be considered to be prejudicial to public health.