

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0726	
1. Location	Cliff Lodge, Whitechurch Road, Rathfarnham, Dublin 14.		
2. Development	Demolition of existing cottage and erection of a two storey house with associated site works and landscaping.		
3. Date of Application	22/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Rowe & Associates, Address: 28-30 Rathmines Park, Rathmines,		
5. Applicant	Name: Michael McGill, Address: 19 Zion Road, Rathgar, Dublin 6.		
6. Decision	O.C.M. No. 2585  Date 17/12/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	15/01/1999	Written Representations	
9. Appeal Decision	17/05/1999	Grant 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 1998

County South Dublin

Planning Register Reference Number: S98A/0726

**APPEAL** by Michael McGill care of Rowe and Associates of 28/30 Rathmines Park, Rathmines, Dublin against the decision made on the 17th day of December, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of existing cottage and the erection of a two-storey house with associated site works and landscaping at Cliff Lodge, Whitechurch Road, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to the existing house on the site and to the size of the site remaining after road improvement works in the area, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area and would be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The windows of bedrooms numbers 1 and 3 on the east elevation (facing the road) shall be omitted. Bedroom number 3 may have a window on the south or west wall of the room and both rooms may, in addition, have a rooflight. Details of these alterations shall be agreed with the planning authority before development commences.

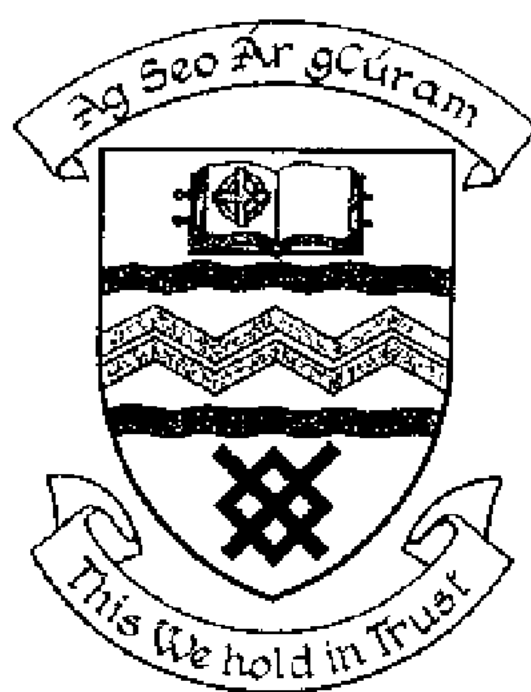
**Reason:** In the interest of the amenities of the area.



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 2585	Date of Decision 17/12/98
Register Reference S98A/0726	Date 22nd October 1998

**Applicant** Michael McGill,  
**Development** Demolition of existing cottage and erection of a two storey house with associated site works and landscaping.  
**Location** Cliff Lodge, Whitechurch Road, Rathfarnham, Dublin 14.

**Floor Area** Sq Metres

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

**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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

17/12/98

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

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

REG REF. S98A/0726

**Reasons**

- 1 The proposed development, by reason of its close proximity to the Whitechurch Road improvement reservation and because of its design, incorporating 4 bedroom windows overlooking the said reservation, would be seriously affected by road construction works and traffic noise on completion of the road improvements. To grant permission, therefore, would be contrary to the proper planning and development of the area.

NOTE: Applicant should be invited to discuss a revised proposal for a house on the site that address these points of objection.