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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0537 | |
| 1. Location | 44 Pine View Grove, Tallaght, Dublin 24. | | |
| 2. Development | 3 bedroom, 2 storey town house. | | |
| 3. Date of Application | 05/08/98 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: John Murphy, Address: 72 St. Aidan's Drive, Dublin 14. | | |
| 5. Applicant | Name: Noel Stenson, Address: 44 Pineview Grove, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 1994 Date 01/10/1998 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 30/10/1998 | Written Representations | |
| 9. Appeal Decision | 25/05/1999 | 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/0537

APPEAL by Noel Stenson care of John Murphy of 72 Saint Aidan's Drive, Goatstown, Dublin against the decision made on the 1st day of October, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a three-bedroom two-storey house at 44 Pineview Grove, Tallaght, 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

It is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

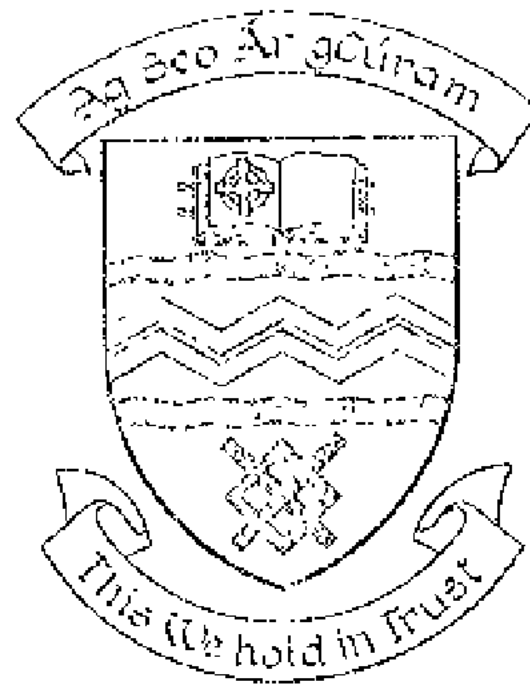
1. The proposed external wall and roof finishes shall harmonise in colour and texture with those of the adjoining houses.

Reason: In the interest of visual amenity.

2. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

MPGW

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Iár an Bhaile, Tamlacht,
Baile Átha Cliath 24.

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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 1994 | Date of Decision 01/10/98 |
| Register Reference S98A/0537 | Date 5th August 1998 |

Applicant Noel Stenson,
Development 3 bedroom, 2 storey town house.
Location 44 Pine View Grove, Tallaght, Dublin 24.

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

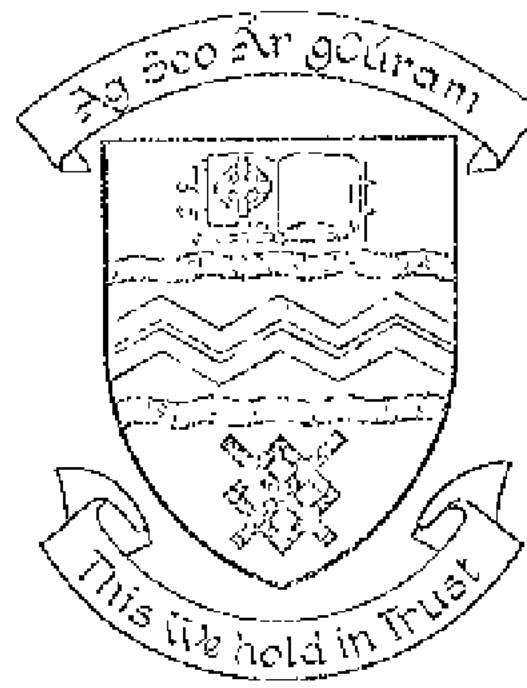
LA
..... 01/10/98
for SENIOR ADMINISTRATIVE OFFICER

John Murphy,
72 St. Aidan's Drive,
Dublin 14.

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REG REF. S98A/0537

Reasons

- 1 The proposed dwelling, by virtue of its narrow frontage and fenestration design, would be out of character with existing development in the vicinity and would be an unduly obtrusive feature. The proposed development would, therefore, be seriously injurious to the residential and visual amenities of the area.
- 2 The applicant has failed to provide a 2.3m separation between opposing gable walls to provide a 1.15m side passage for each house as set down at section 3.5.11 of the 1993 Dublin County Development Plan. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development comes within 8m of an existing 350mm diameter watermain which runs adjacent to the site. The proposed development would therefore be prejudicial to public health and would be contrary to the proper planning and development of the area.
- 4 The proposed development would materially contravene the zoning objective for the area which is "to protect and/or improve residential amenity". The proposed development would therefore be contrary to the proper planning and development of the area.