

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0479	
1. Location	Grangebrook, Whitechurch Road, Rathfarnham, Dublin 16.		
2. Development	10 no. 4 bedroom semi-detached houses.		
3. Date of Application	14/07/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F. L. Bent (AP&DS), Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Begley Clarke Developments Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.		
6. Decision	O.C.M. No. 1813 Date 10/09/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	09/10/1998	Written Representations	
9. Appeal Decision	05/05/1999	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 1998

County South Dublin

Planning Register Reference Number: S98A/0479

APPEAL by Begley Clarke Developments Limited care of Architectural Planning and Development Services of 25 Grosvenor Court, Templeogue, Dublin against the decision made on the 10th day of September, 1998 by the Council of the County of South Dublin to refuse permission for development comprising 10 four bedroom semi-detached houses at Grangebrook, Whitechurch Road, Rathfarnham, Dublin:

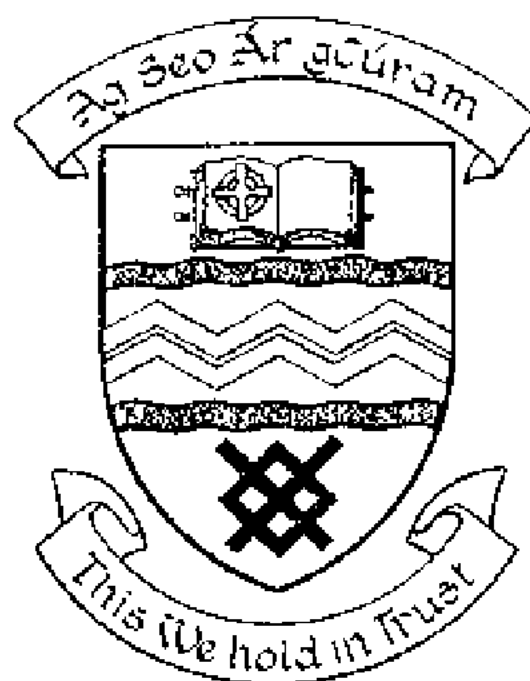
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

1. The proposed development would encroach on lands which it is an objective of the current development plan for the area to reserve for the future improvement of the Whitechurch Road and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would contravene materially condition number 12 of the permission granted under Appeal Reference Number PL 6/5/75528 (Planning Register Reference Number 86A/1614), condition number 8 of the permission granted under Planning Register Reference Number 93A/0192 and condition number 9 of the permission granted under Planning Register Reference Number S95A/0168 and would, therefore, be contrary to the proper planning and development of the area.

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**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 1813	Date of Decision 10/09/98
Register Reference S98A/0479	Date 14th July 1998

Applicant Begley Clarke Developments Ltd.,
Development 10 no. 4 bedroom semi-detached houses.
Location Grangebrook, Whitechurch Road, Rathfarnham, Dublin 16.

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

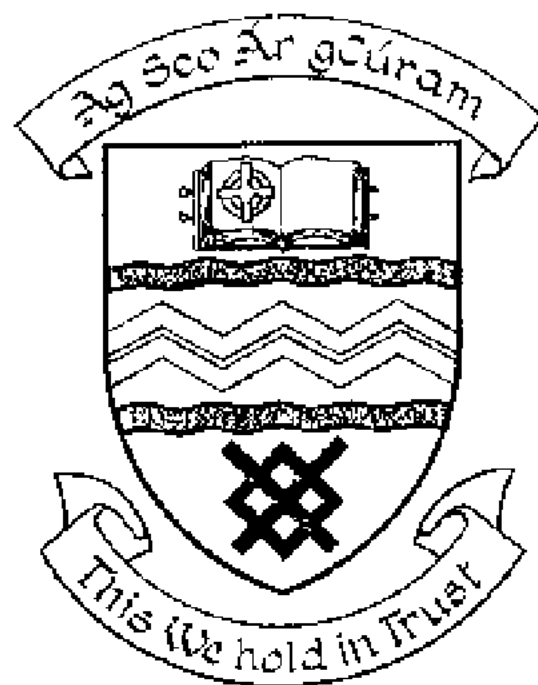
10/09/98

F. L. Bent (AP&DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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REG REF. S98A/0479

Reasons

- 1 The proposed development would encroach on lands which are required to be reserved for the future improvement of the Whitechurch Road, and would, therefore, be contrary to the proper planning and development of the area.

- 2 The proposed development would materially contravene Condition No. 9 of the permission granted under Reg. Ref. S95A/0168 which states as follows:-

"The necessary land required for the Whitechurch Road Improvement Scheme shall be reserved and kept free from development. The improvement land reservation shall be set out by the developer in general conformity with the area so designated on Drawing No. P/04 and be agreed on site with the Roads Department before the development is commenced, including details of temporary access sight lines to Whitechurch Road".

REASON:

In the interest of the proper planning and development of the area.

The proposed development would therefore be contrary to the proper planning and development of the area.

- 3 The site of the proposed development is adjoined to the south west by a walled site containing ecclesiastical remains, church, graveyard, font, graveslab(s), cross fragments and ballaun, all of which are included in List 2 for preservation in the 1993 Dublin County Development Plan. It is the policy of the Planning Authority to protect the rural and urban environment and heritage of the county and in particular buildings and features of historical interest. The proposed development, by reason of its proximity to these ecclesiastical remains, would screen this historic site from public view and sever it from its open setting,

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thus affecting its visual aspect and environmental context.
The proposed development would materially contravene this
policy and would, therefore, be contrary to the proper
planning and development of the area.