

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0235	
1. Location	"The Orchard", Monastery Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing house and building of 14 town houses.		
3. Date of Application	14/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P.M. Ging, Address: Architect, "Laureston", Monastery Road,		
5. Applicant	Name: Browrath Properties Limited, Address: 118/120 Lower Rathmines Road, Dublin 6.		
6. Decision	O.C.M. No. 1134  Date 11/06/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	06/07/98	Written Representations	
9. Appeal Decision	05/11/98	Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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

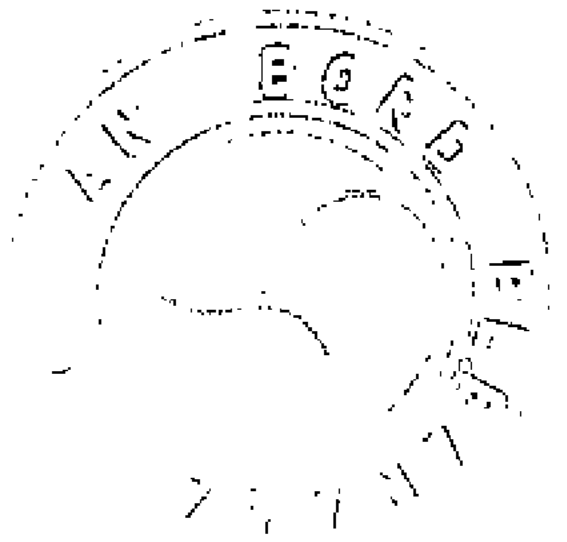
Planning Register Reference Number: S98A/0235

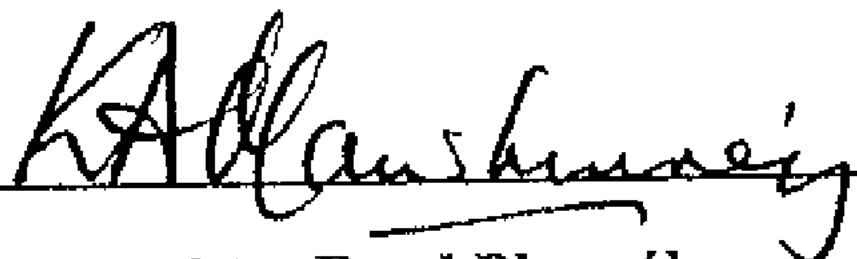
**APPEAL** by Browrath Properties Limited care of P.M. Ging of Laureston, Monastery Road, Clondalkin, Dublin against the decision made on the 11th day of June, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of existing house and the building of 14 townhouses at "The Orchard", Monastery Road, Clondalkin, County 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

It is considered that the proposed development, by reason of the number and the layout of the houses and the inadequate provision of public and private open space, would constitute overdevelopment of the site and would give rise to overlooking of adjacent residential property. The proposed development would, therefore, constitute sub-standard development, would seriously injure the amenities and depreciate the value of adjacent houses and would 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 5<sup>th</sup> day of November 1998.

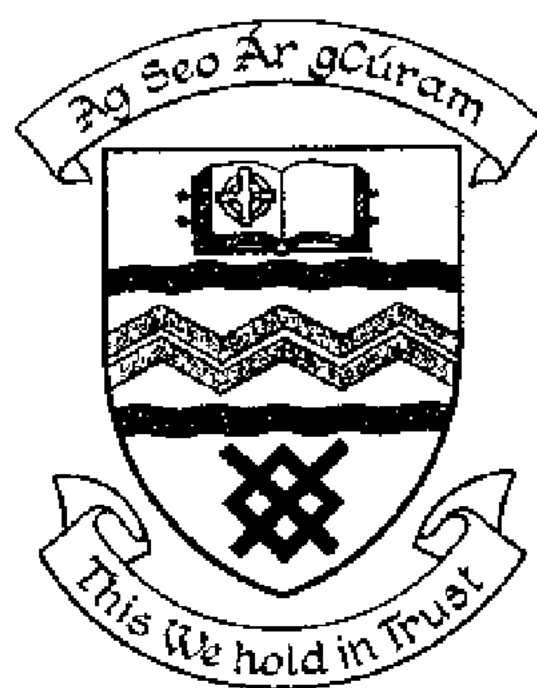


SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S98A/0235



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**Reasons**

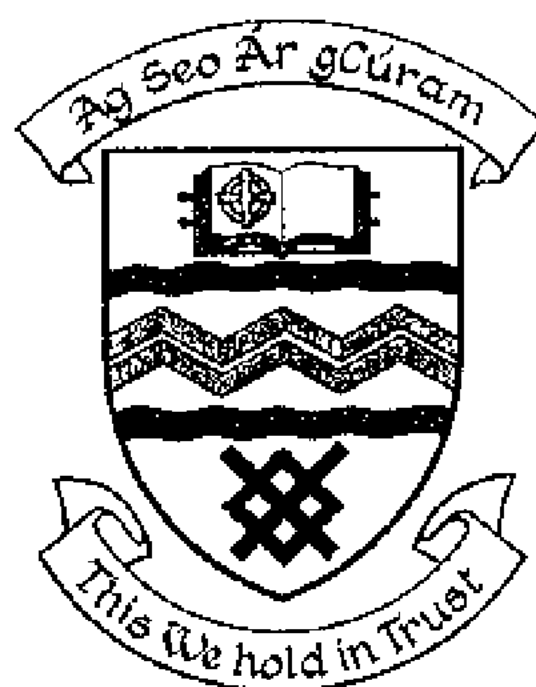
- 1 The proposed development is substandard and constitutes over development of the site. The site layout does not integrate with the pattern of the existing surrounding residential development of low density semi-detached dwellings and of dwellings facing directly onto Monastery Road. The proposed density is excessive in comparison to that of the surrounding residential development. The proposed access and use of the row of car parking spaces which adjoins the side and rear gardens of neighbouring properties would give rise to noise, disturbance and nuisance. As a result the proposed development would be seriously injurious to residential amenity, would devalue property in the vicinity and would be contrary to the proper planning and development of the area.
- 2 Provision for private open space around dwellings is seriously deficient having regard to current development plan standards whereby a minimum depth of eleven metres is required for rear gardens. The proposed development would therefore materially contravene paragraph 3.5.6.(i) of the Dublin Development Plan, 1993 and would be contrary to the proper planning and development of the area.
- 3 Insufficient car parking facilities have been provided for within the development. The resultant on street car parking on Monastery Road which is a heavily trafficked road would tend to create serious traffic congestion.
- 4 A detailed tree survey has not been submitted with this application.

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