

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0128	
1. Location	Anley Lodge, Esker Lane, Lucan, Co. Dublin.		
2. Development	Construction of 13 dormer type duplex apartments over 13 single storey apartments and associated site works.		
3. Date of Application	05/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Donal McNally Architects, Address: 3 Mount Argus Crescent, Dublin 6.		
5. Applicant	Name: Village Homes Limited, Address: 1 Christchurch Square, Dublin 8.		
6. Decision	O.C.M. No. 0823  Date 30/04/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	29/05/98	Written Representations	
9. Appeal Decision	20/11/98	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

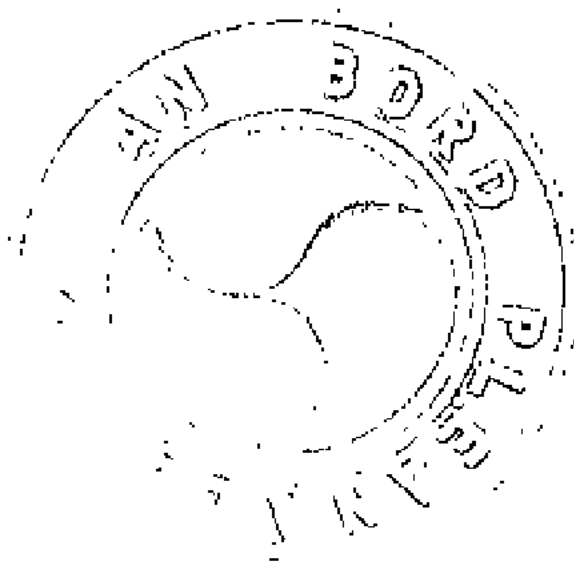
Planning Register Reference Number: S98A/0128

**APPEAL** by Village Homes Limited care of Stephen Ward Town Planning and Development Consultants Limited against the decision made on the 30th day of April, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the construction of 13 dormer type duplex apartments over 13 single-storey apartments and associated site works at Anley Lodge, Esker Lane, Lucan, 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 its layout, would result in a serious loss of privacy and overlooking of the bungalow to the north, inadequate separation between opposing windows between the proposed units and the bungalow to the north, excessive proximity to the site's western boundary which would detract from the future development of the adjoining school property and a poor distribution of car parking relative to the residential units. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and development of the area.



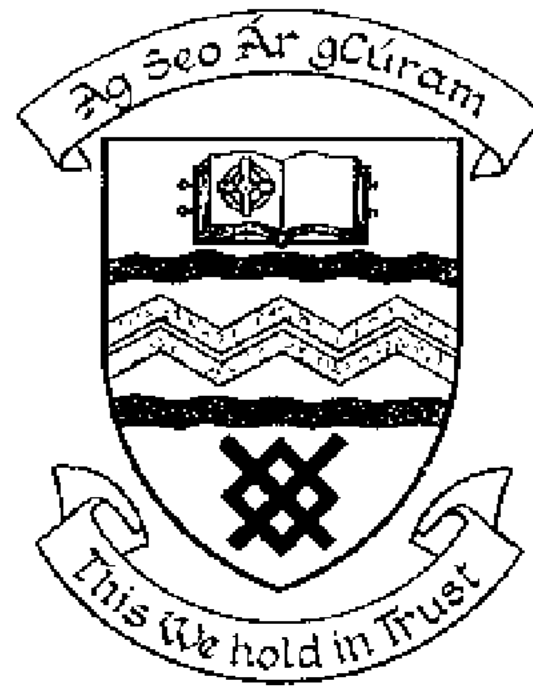
*P. P. Murphy*  
\_\_\_\_\_  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 20<sup>th</sup> day of November 1998.

**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 0823	Date of Decision 30/04/98
Register Reference S98A/0128	Date 5th March 1998

**Applicant** Village Homes Limited,

**Development** Construction of 13 dormer type duplex apartments over 13 single storey apartments and associated site works.

**Location** Anley Lodge, Esker Lane, Lucan, Co. Dublin.

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

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

30/04/98

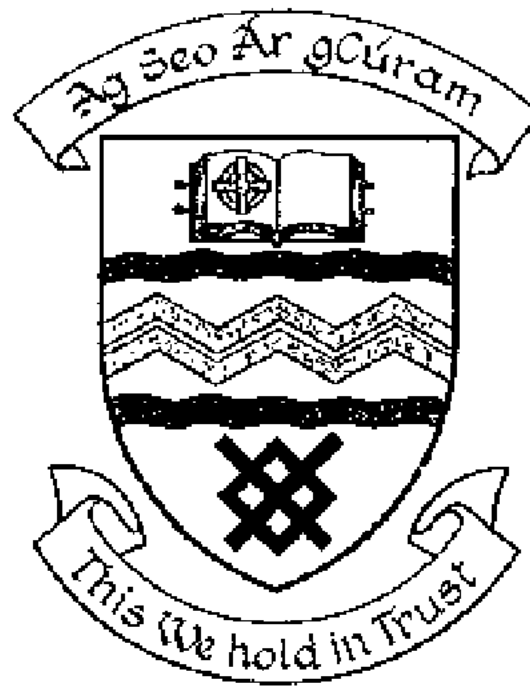
Donal McNally Architects,  
3 Mount Argus Crescent,  
Dublin 6.

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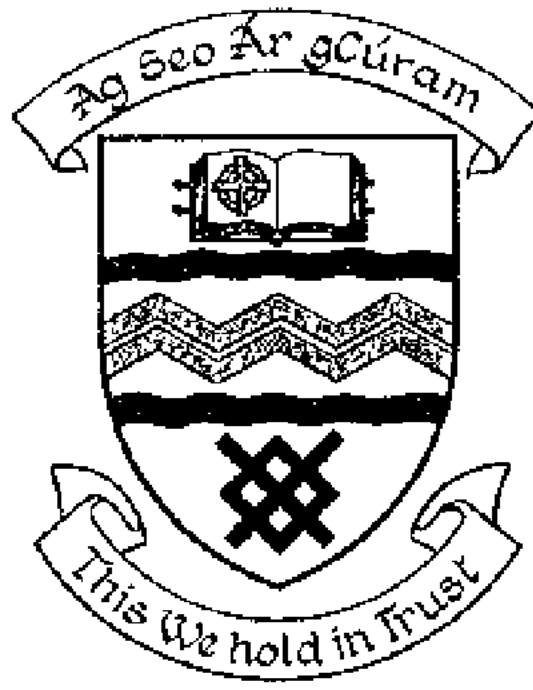
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**Reasons**

- 1 The proposed development is excessive in scale, bulk, height and density. The proposed site layout is substandard in that the communal open space is not meaningfully located and the car spaces are not more widely dispersed and conveniently located to all the residential units, inadequate provision has been made for private open space to the rear of the dwellings. The proposed development does not integrate with the design and patter of the existing surrounding residential development of two storey houses on individual sites. 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 The vision splays at the proposed access/egress for the development are substandard. As a result movement of traffic onto Esker Lane from the development would endanger public safety by reason of traffic hazard.
- 3 Inadequate provision has been made for off-street car parking facilities.
- 4 The proposed development is located in too close proximity to the rows of evergreen trees resulting in either the loss of the trees and/or excessive overshadowing of the residential units.
- 5 Inadequate depths of rear garden have been provided contrary to the requirements of the 1993 Development Plan.

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- 6 The density of development which is in excess of 20 units per acre is excessive having regard to the type of development existing in the area.