

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0094	
1. Location	Site bounded by Knocklyon Distributor Road, Templeroan Access Road, rear of Nos. 11 -20 Templeroan Crescent, and rear of Nos. 24 -26 Templeroan Court, Rathfarnham, Dublin 16.		
2. Development	Construction of 4 no. semi-detached dormer bungalows, with associated site works.		
3. Date of Application	23/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John Fleming Architects, Address: 69 - 71 St. Stephen's Green, Dublin 2.		
5. Applicant	Name: Mr. Noel Reynolds, Address: Unit 5C, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0740  Date 21/04/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	20/05/98	Written Representations	
9. Appeal Decision	18/09/98	Refuse Permission	
10. Material Contravention			
11. Enforcement 0	Compensation 0	Purchase Notice 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

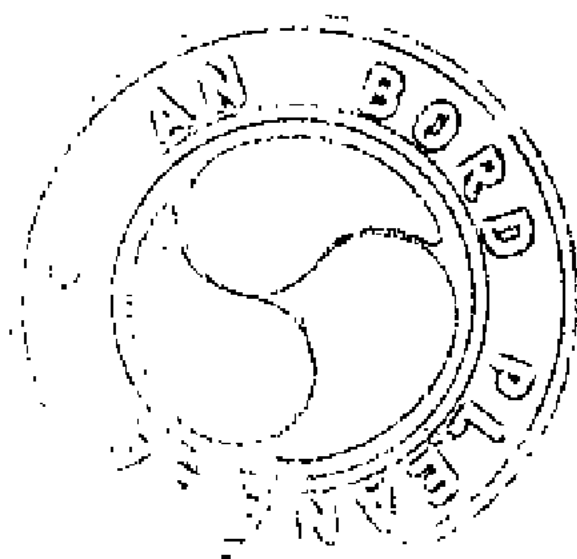
Planning Register Reference Number: S98A/0094

**APPEAL** by Noel Reynolds care of Frank L. Benson and Partners of Hainault House, 69-71 Saint Stephen's Green, Dublin against the decision made on the 21st day of April, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the construction of four number semi-detached dormer bungalows with associated site works at site bounded by Knocklyon Distributor Road, Templeroan Access Road, rear of numbers 11-20 Templeroan Crescent and rear of numbers 24 and 26 Templeroan Court, 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 reasons set out in the Schedule hereto.

## SCHEDULE

Having regard to the configuration of the site and in particular the proximity of the houses to the rear or eastern boundary of the site which limits rear garden depth, it is considered that the proposed development would constitute overdevelopment of the site, would not provide an acceptable level of private open space and residential amenities for residents, would seriously injure the amenities and depreciate the value of properties in the vicinity and would, therefore, be contrary to the proper planning and development of the area.

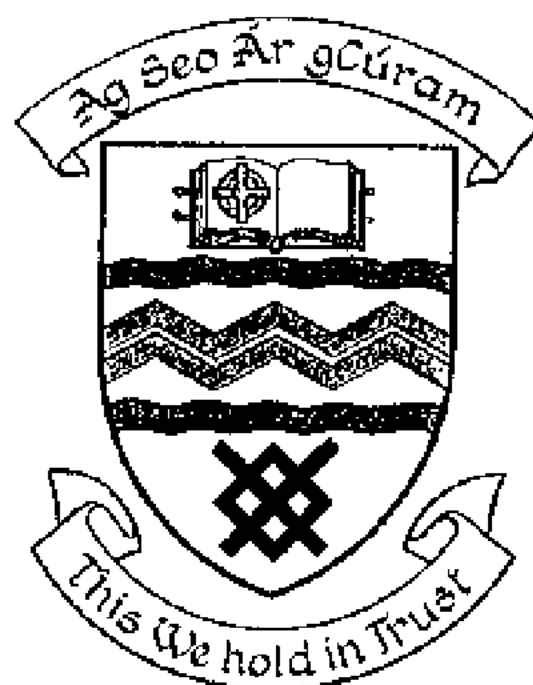


*Mick Connell*

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 18<sup>th</sup> day of September 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 0740	Date of Decision 21/04/98
Register Reference S98A/0094	Date 23rd February 1998

**Applicant** Mr. Noel Reynolds,

**Development** Construction of 4 no. semi-detached dormer bungalows,  
with associated site works.

**Location** Site bounded by Knocklyon Distributor Road, Templeroan  
Access Road, rear of Nos. 11 -20 Templeroan Crescent, and  
rear of Nos. 24 -26 Templeroan Court, 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

.....  
for SENIOR ADMINISTRATIVE OFFICER

21/04/98

John Fleming Architects,  
69 - 71 St. Stephen's Green,  
Dublin 2.

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

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~~REG REF. S98A/0094~~

**Reasons**

- 1 The proposed development represents overdevelopment of this site resulting in rear garden depths of 3.1 metres. The development as such would be in contravention of Section 3.5.6 of the 1993 Development Plan and would be seriously injurious to the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development has a front building line of 1.5 metres from the estate road and 9 metres from the Local Distributor Road. Having regard to the fact that it is the front of these buildings it is considered that the set backs are inadequate and would lead to intrusive noise levels in the proposed houses.
- 3 The proposed access road is 5.5 metres carriageway with a 1 metre footpath. This does not conform to any Road standard and would not be taken in charge. It is contrary to Council policy to allow such developments as proposed unless the roads have a standard of development to allow them to be taken-in-charge.