

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0255	
1. Location	80 Marian Crescent, Rathfarnham, Dublin 14.		
2. Development	Retain a boiler house and the conversion of an existing garage to a dwelling unit.		
3. Date of Application	12/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tony & Geraldine O'Daly, Address: Architects, 31 Terenure Road East, Rathgar,		
5. Applicant	Name: William O'Connell, Address: 80 Marian Crescent, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1360 Date 10/07/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	30/07/97	Written Representations	
9. Appeal Decision	25/11/97	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 1993

County South Dublin

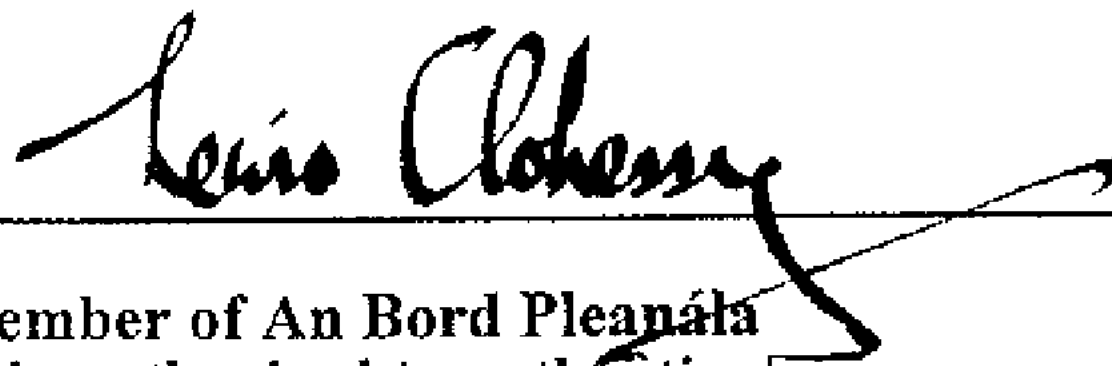
Planning Register Reference Number: S97B/0255

APPEAL by William O'Connell care of Sean Lucy and Associates of 2 Castle Street, Mullingar, County Westmeath against the decision made on the 10th day of July, 1997 by the Council of the County of South Dublin to refuse permission for the retention of a boiler house and the conversion of garage to dwelling unit at 80 Marian Crescent, Rathfarnham, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the retention of the said boiler house and the conversion of the said garage to dwelling unit for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the development is located in an area where the zoning objective as set out in the current development plan for the area is "to protect and improve residential amenity". This objective is considered to be reasonable. It is considered that the single storey dwelling unit development would constitute substandard development, would result in a density of development in excess of the density of development in the vicinity of the site, would not be consistent with the standards set out in the development plan in terms of vehicular access and a building line and would be contrary to the zoning objective for the area. The development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity.
2. The development would generate additional traffic movements on Washington Lane which has no footpaths and is generally substandard. The development would, therefore, endanger public safety by reason of traffic hazard.
3. The development would set an undesirable precedent for further developments in the area and would, therefore, 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 25th day of November 1997.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1360	Date of Decision 10/07/97
Register Reference S97B/0255	Date 12th May 1997

Applicant William O'Connell,

Development Retain a boiler house and the conversion of an existing garage to a dwelling unit.

Location 80 Marian Crescent, Rathfarnham, Dublin 14.

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

...*KB*..... 10/07/97
for SENIOR ADMINISTRATIVE OFFICER

Tony & Geraldine O'Daly,
Architects,
31 Terenure Road East,
Rathgar,
Dublin 6.

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REG REF. S97B/0255



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Reasons

- 1 The proposed vehicular entrance and building line is substandard and not in accordance with requirement of the Development Plan. The development intensifies the use of a narrow laneway which has no footpath and is generally substandard and intensifies the use of a substandard junction at Ann Devlin Road. The development would ^{therefore} endanger public safety by reason of traffic hazard.
- 2 The development results in a density and pattern of development and traffic generation to the rear of an established residential area which seriously injures the amenities and depreciates the value of property in the vicinity.
- 3 A grant of permission for the development would set a precedent for an undesirable pattern of development which would endanger public safety and seriously injure the amenities and depreciate the value of property in the vicinity. The development is not consistent with the proper planning and development of the area.

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