

# AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

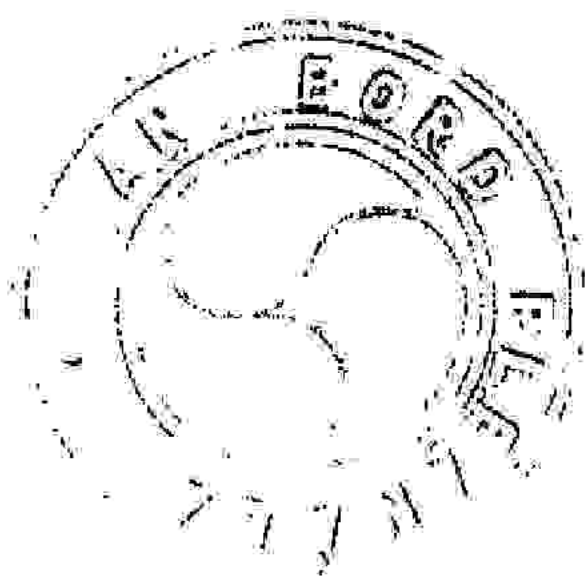
Planning Register Reference Number: S97A/0793

**APPEAL** by Rockbriar Limited care of Laurence Pierce of 80 Eccles Street, Dublin against the decision made on the 3rd day of February, 1998 by the Council of the County of South Dublin to refuse a permission for development comprising the demolition of existing house and outbuildings and the construction of residential development of 27 one bedroom apartments and 27 two bedroom duplex units in four two-storey over basement blocks at Quarryfield, Knockmeenagh 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 reasons set out in the Schedule hereto.

## SCHEDULE

1. The proposed development would result in overlooking of surrounding houses and would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity.
2. The proposed development, by reason of its excessive density, height, mass and location in an area characterised by two-storey houses, would be out of character with the prevailing form, density and character of residential development in the area and would, therefore, be contrary to the proper planning and development of the area.
3. The proposed development, by reason of excessive density of development, would result in serious damage to, and loss of, existing semi-mature trees on the site boundaries which are considered to contribute significantly to the character and amenities of the area. It is considered, therefore, that the proposed development would seriously injure the residential and visual amenities of the area 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 29<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.

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

Decision Order Number 0201	Date of Decision 03/02/98
Register Reference S97A/0793	Date 4th December 1997

**Applicant** Rockbriar Ltd.,

**Development** Demolition of existing house and outbuildings and the construction of residential development of 27 no. 1 bedroom apartments and 27 no. 2 bedroom duplex units in 4 no. two storey over basement blocks.

**Location** Quarryfield, Knockmeenagh Road, Clondalkin, Dublin 22.

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

signed on behalf of the South Dublin county council

.....  
for SENIOR ADMINISTRATIVE OFFICER 03/02/98

Laurence Pierce Architects,  
79 Eccles Street,  
Dublin 7.



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~~REG REF. S97A/0793~~

Reasons

- 1 The proposed development by reason of excessive density coupled with the mass and bulk of the proposed buildings would be out of character with the prevailing density and character of residential development in the surrounding area and would thus be contrary to the proper planning and development of the area.
- 2 The proposed development by reason of excessive density of development, would result in serious damage to and loss of the existing semi-mature trees on the site boundaries which are considered to contribute significantly to the site and the surrounding area. As such, it is considered that the proposed development would be harmful to the residential and visual amenities of the area and would seriously depreciate the value of the property in the vicinity.
- 3 The proposed development would materially contravene an objective of the development plan "to protect and improve residential amenity" and would therefore be contrary to the proper planning and development of the area.
- 4 Inadequate provision has been made for off-street car parking facilities. This would result in on-street car parking in the area thereby causing traffic congestion in the area.

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- 5     The proposed development would result in overlooking of surrounding houses and would seriously injure the amenities and depreciate the value of property in the vicinity.