

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0576	
1. Location	236 Orwell Park Lawns, Templeogue, Dublin 6W.		
2. Development	A two storey house and new vehicular access.		
3. Date of Application	09/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Richard Rodgers, M.R.I.A.I. (Tech.), Address: 6 Castlevue Park, Malahide,		
5. Applicant	Name: Mr. Gerard Lawless, Address: 236 Orwell Park Lawns, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2038 Date 13/10/97	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged	10/11/97	Written Representations	
9. Appeal Decision	09/03/98	Refuse Outline 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

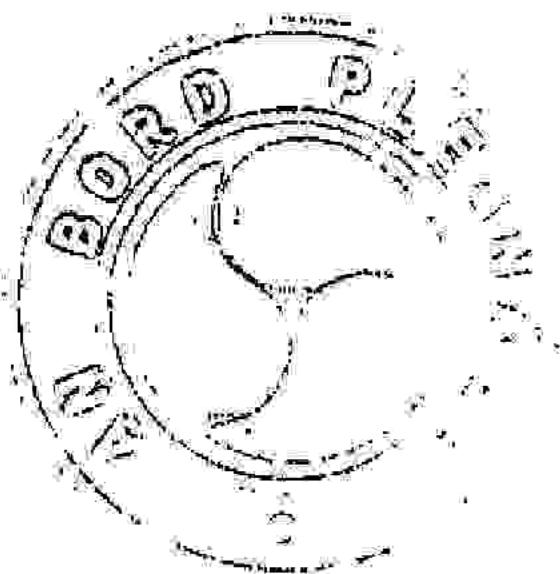
Planning Register Reference Number: S97A/0576

APPEAL by Gerard Lawless care of Richard Rodgers of 6 Castleview Park, Malahide, County Dublin against the decision made on the 13th day of October, 1997 by the Council of the County of South Dublin to refuse outline permission for the erection of a two-storey house with new vehicular access at 236 Orwell Park Lawns, Templeogue, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, outline permission is hereby refused for the erection of the said two-storey house and vehicular access for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the established building lines and boundary alignments, it is considered that the proposed development would constitute disorderly development which would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would constitute substandard development by reason of its failure to meet the standards as set out in the current development plan for the area with regard to private open space provision and rear garden areas (which standards are considered reasonable). The proposed development would, therefore, be contrary to the proper planning and development of the area.



Donough A. Murphy

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

Dated this *6th* day of *March* 1998.

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



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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 2038	Date of Decision 13/10/97
Register Reference S97A/0576	Date 9th September 1997

Applicant Mr. Gerard Lawless,
Development A two storey house and new vehicular access.
Location 236 Orwell Park Lawns, Templeogue, Dublin 6W.

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

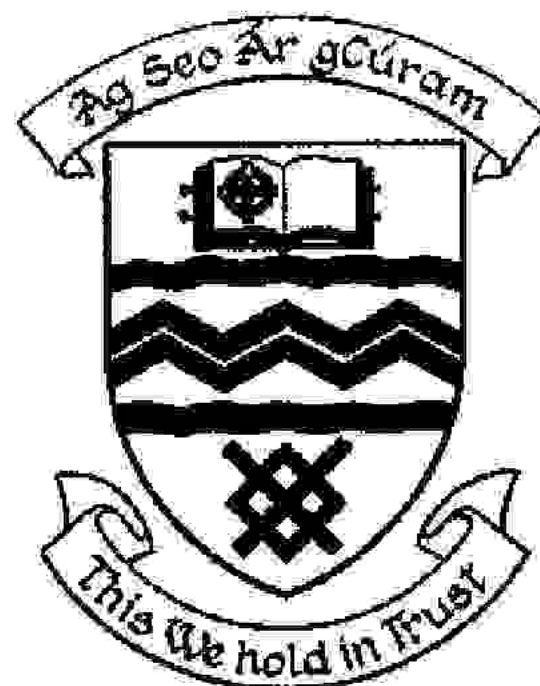
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

13/10/97

Richard Rodgers, M.R.I.A.I. (Tech.),
6 Castlevue Park,
Malahide,
Co. Dublin.

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REG REF. S97A/0576

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Reasons

- 1 The proposed development by reason of deviance from established building lines and boundary alignment would constitute disorderly development which would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development which includes a 5m rear garden does not allow for adequate provision of private open space and is contrary to the provisions of the Development Plan. The proposed development is contrary to the proper planning and development of the area. The site is considered to be inadequate in area to satisfactorily locate a house thereon.