

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0483	
1. Location	Washington Lane, Rathfarnham, (rear of 3 Orchardstown Park)		
2. Development	Construction of mews, entrance, connection to public sewer and associated works.		
3. Date of Application	21/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Micheal A. Burke, Address: Architects, Ferrybridge,		
5. Applicant	Name: Richard Lowe, Address: 46 Cypress Grove Road, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1876 Date 18/09/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	14/10/97	Written Representations	
9. Appeal Decision	13/02/98	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 1993

County South Dublin

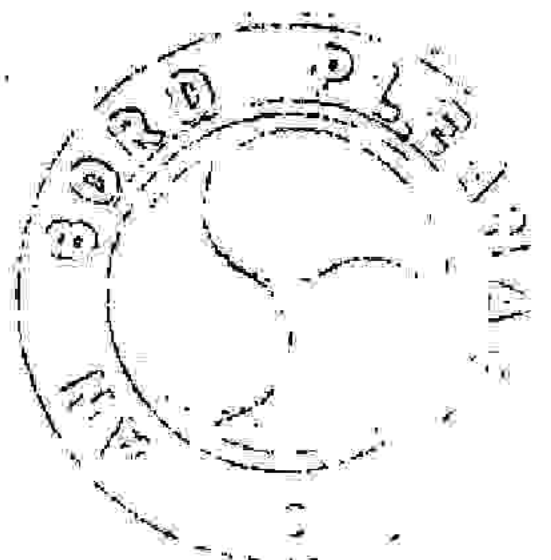
Planning Register Reference Number: S97A/0483

APPEAL by Richard Lowe care of Michael A. Burke of Ferrybridge, Clarina, County Limerick against the decision made on the 18th day of September, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a mews, entrance, connection to public sewer and associated works at Washington Lane, Rathfarnham, (rear of 3 Orchardstown Park), County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development, by reason of inadequate provision of private open space for existing and proposed dwellings on this limited site and proximity to adjacent dwellings, would overlook and overshadow these properties and create an excessive density of development. The proposed development would, therefore, be contrary to the zoning objective set out in the current development plan for the area "to protect and improve residential amenity" (which objective is considered reasonable) and would thereby seriously injure the amenities and depreciate the value of property in the vicinity.
2. The proposed development would create additional traffic on a narrow access lane which is substandard at this point and at the junction with the nearby Ann Devlin Road, where it is substandard in width, alignment and visibility. It is considered that the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Ann C. Quinn

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

Dated this 13th day of February, 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 PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1876	Date of Decision 18/09/97
Register Reference S97A/0483	Date 21st July 1997

Applicant Richard Lowe,
Development Construction of mews, entrance, connection to public sewer
and associated works.
Location Washington Lane, Rathfarnham, (rear of 3 Orchardstown Park)

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.

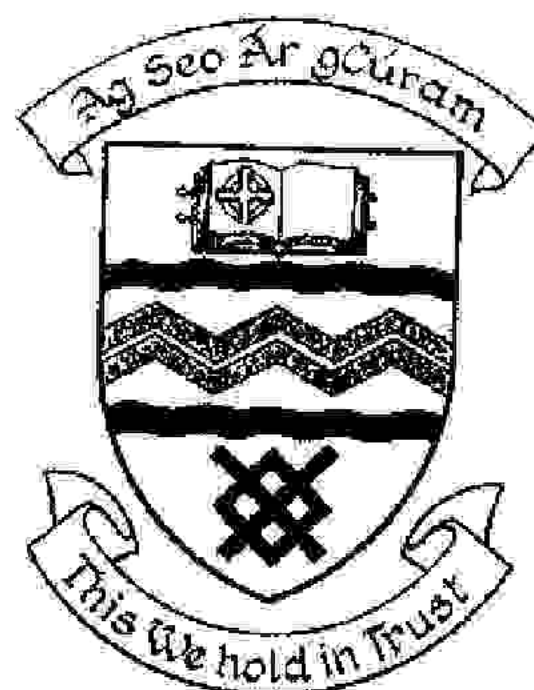
Signed on behalf of the South Dublin county Council

.....
for SENIOR ADMINISTRATIVE OFFICER

18/09/97

Micheal A. Burke,
Architects,
Ferrybridge,
Clarina,
Co. Limerick.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0483

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Reasons

- 1 The proposed dwelling by reason of inadequate provision of private open space for existing and proposed dwellings, relationship with adjacent properties and density is substandard and not in accordance with requirements of the Development Plan. The proposed development is contrary to the zoning objective 'to protect and improve residential amenity', and would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 A grant of permission for the development would set a precedent for an undesirable pattern of development which would be prejudicial to public safety and seriously injurious to 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.
- 3 The proposed development would intensify the use of a narrow substandard laneway which has no footpath and has a substandard junction at Ann Devlin Road. The development would be prejudicial to public safety by reason of traffic hazard.
- 4 Insufficient drainage details submitted.