

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0247	
1. Location	76 Marian Crescent, Rathfarnham, Dublin 14.		
2. Development	Dwelling house to rear with new vehicular entrance off Washington Lane.		
3. Date of Application	22/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Larkin & Partners Architects, Address: 1 Fitzwilliam Street Upper, Dublin 2.		
5. Applicant	Name: S. Canning, Address: 76 Marian Crescent, Dublin 14.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
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.	

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5. Applicant	Name: S. Canning, Address: 76 Marian Crescent, Dublin 14.		
6. Decision	O.C.M. No. 1194 Date 18/06/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	17/07/97	Written Representations	
9. Appeal Decision	24/11/97	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: S97A/0247

APPEAL by Sean Canning care of Frank Larkin and Partners Limited of Sapphire House, 1 Fitzwilliam Street Upper, Dublin against the decision made on the 18th day of June, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a house with new vehicular entrance off Washington Lane on a site to the rear of 76 Marian Crescent, Rathfarnham, 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 site of the proposed 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 proposed 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 the proposed vehicular access and building line and would be contrary to the zoning objective for the area. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity.
2. The proposed development would generate additional traffic movements on Washington Lane which has no footpaths and is generally substandard. The proposed development would, therefore, endanger public safety by reason of traffic hazard.
3. The proposed 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.



Margaret Byrne

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

Dated this 14th day of November 1997.

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



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

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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 1194	Date of Decision 18/06/97
Register Reference S97A/0247	Date 22nd April 1997

Applicant S. Canning,
Development Dwelling house to rear with new vehicular entrance off
Washington Lane.
Location 76 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

.....
for SENIOR ADMINISTRATIVE OFFICER

19/06/97

Larkin & Partners Architects,
1 Fitzwilliam Street Upper,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. 597A/0247

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Reasons

- 1 The proposed vehicular entrance and building line is substandard and not in accordance with requirements of the Development Plan. The proposed development would also intensify the use of a narrow laneway which has no footpath and is generally substandard and would intensify the use of a substandard junction at Ann Devlin Road. The proposed development would therefore endanger to public safety by reason of traffic hazard.

- 2 The proposed development would result in a density and pattern of development and traffic generation to the rear of an established residential area which would seriously injure the amenities of and depreciate the value of property in the vicinity, and would contravene materially the zoning objective for the area.

- 3 A grant of permission for the proposed development would set a precedent for an undesirable pattern of development which would be prejudicial to public safety and be seriously injurious to the amenities and depreciate the value of property in the vicinity. The proposed development is not consistent with the proper planning and development of the area.