

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0217
1. Location	St. Columban's, Balrothery, Tallaght, Dublin 24.	
2. Development	7 two-storey townhouses.	
3. Date of Application	10/04/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Outline Permission	1.                      1. 2.                      2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, St. Heliers Copse, Stillorgan Park,	
5. Applicant	Name: Anthony Brazil, Address: Euroville, Ballyclough, Co. Limerick.	
6. Decision	O.C.M. No. 1086  Date 05/06/97	Effect RO REFUSE OUTLINE PERMISSION
7. Grant	O.C.M. No.  Date	Effect RO REFUSE OUTLINE PERMISSION
8. Appeal Lodged	26/06/97	Written Representations
9. Appeal Decision	27/10/97	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/0217

**APPEAL** by Anthony Brazil care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 5th day of June, 1997 by the Council of the County of South Dublin to refuse an outline permission for development comprising seven two-storey townhouses at Saint Columban's, Balrothery, Tallaght, County Dublin:

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

## SCHEDULE

Having regard to:

- (a) the restricted configuration of this infill site,
- (b) the planning history of the site,
- (c) the density and pattern of residential development in the area, and
- (d) the location of the development on a prominent site located on one of the main routes to Tallaght town centre

it is considered that the proposed development would represent overdevelopment of the site by reason of its excessive density and would be in conflict with the established pattern and density of development in the area. The development would, therefore, seriously injure the amenities of the area and would 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 *24<sup>th</sup>* day of *October*, 1997.

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Decision Order Number 1086	Date of Decision 05/06/97
Register Reference S97A/0217	Date 10th April 1997

Additional Information Requested/Received

..... 05/06/97  
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Ltd.,  
St. Heliers,  
St. Heliers Copse,  
Stillorgan Park,  
Blackrock,  
Co. Dublin.



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

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

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REG. REF. S97A/0217



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

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

**Reasons**

- 1 The proposed housing scheme represents over-development on a site of restricted size and as such would materially contravene the zoning objective for the area as set down in the 1993 Dublin County Development Plan - "To protect and improve residential amenity".
- 2 The proposed development by virtue of its density and terraced nature would not be in keeping with existing housing development in the area and would seriously injure the residential amenities and depreciate the value of property in the vicinity.
- 3 The proposal to erect these house on a prominent site located on one of the main routes to Tallaght Town Centre where the backs of houses would be onto the Tallaght Py-Pass would not be in the interests of proper planning and development of the area or in the interest of preserving the visual amenities of the area.

**NOTE:** The Planning Authority would examine any proposal for an apartment block on this site having regard to the need to address both the Old Blessington Road and Tallaght By-Pass frontages.

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