

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0104	
1. Location	on site behind 10 Crannagh Road, Rathfarnham, Dublin 14.		
2. Development	Single storey house.		
3. Date of Application	28/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Feargall Kenny, Address: Architect, 9 Village Craft Centre, Cornelscourt,		
5. Applicant	Name: Mr. & Mrs. G.E. Kelleher, Address: 10 Crannagh Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0777  Date 24/04/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	23/05/97	Written Representations	
9. Appeal Decision	22/09/97	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/0104

**APPEAL** by G.E. Kelleher care of Feargall Kenny of 9 Village Crafts Centre, Cornelscourt, Dublin against the decision made on the 24th day of April, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a single-storey house on a site behind 10 Crannagh Road, Rathfarnham, 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

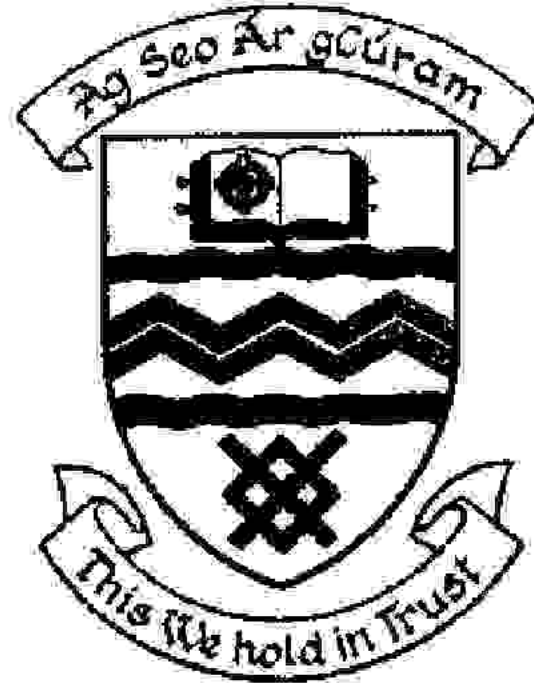
1. The site is located in an area zoned "A" - "to protect and improve residential amenity" in the current development plan for the area (which zoning objective is considered to be reasonable). The proposed backland development would conflict with the established pattern and character of development in the area and would, therefore, seriously injure the amenities of property in the vicinity.
2. The proposed development would endanger public safety by reason of traffic hazard arising from the substandard nature of the existing access laneway and its junction with Crannagh Road. The proposed development would, therefore, 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 22<sup>nd</sup> day of September 1997.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000  
Facs: 01-462 0111

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

Telephone: 01-462 0000  
Fax: 01-462 0111

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

Decision Order Number 0777	Date of Decision 24/04/97
Register Reference S97A/0104	Date 28th February 1997

Applicant Mr. & Mrs. G.E. Kelleher,  
Development Single storey house.  
Location on site behind 10 Crannagh Road, 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 (4) Reasons on the attached Numbered Pages.

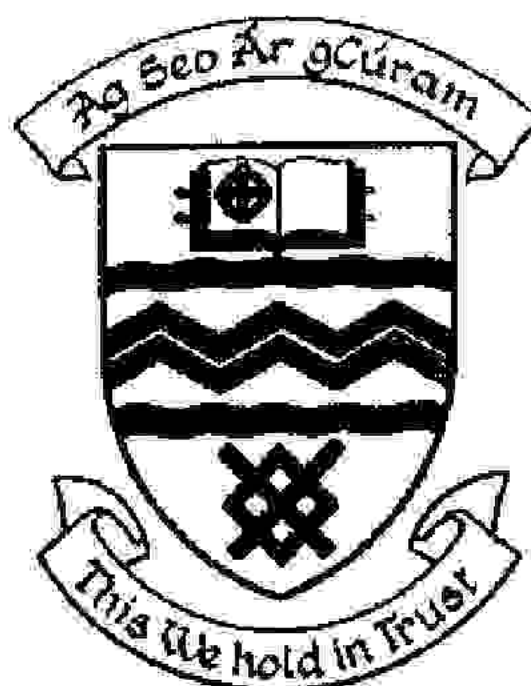
Signed on behalf of the South Dublin County Council

..... 24/04/97  
for SENIOR ADMINISTRATIVE OFFICER

Feargall Kenny,  
Architect,  
9 Village Craft Centre,  
Cornelscourt,  
Dublin 18.



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REG REF. S97A/0104

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**Reasons**

- 1 The proposed development, by reason of its substandard vehicular access, inadequate provision for vehicular circulation, intensification of a substandard junction would be prejudicial to public safety by reason of a traffic hazard.
- 2 The proposed development, by reason of its density and impact on the character of the area and the precedence that the granting of permission would set for similar developments, would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed development constitutes substandard, backland development and the granting of permission for this development together with the precedence a grant of permission would set for such, is not consistent with the zoning objective for the area "to protect and improve residential amenity" and is thereby not consistent with the proper planning and development of the area.
- 4 The applicant has not submitted satisfactory evidence to the Planning Authority of entitlement to right of way over the existing laneway from which it is proposed to access the application site.