

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0076	
1. Location	Park View, Tibbradden Road, Kilmasnogue, Co. Dublin.		
2. Development	Dormer bungalow, detached garage and septic tank.		
3. Date of Application	21/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Mr. and Mrs. E. Fitzachary, Address: "Parkview", Tibbradden Road, Kilmasnogue, Co. Dublin.		
6. Decision	O.C.M. No. 0713 Date 17/04/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/05/97	Written Representations	
9. Appeal Decision	15/09/97	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/0076

APPEAL by Edward and Mary Fitzachary care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 17th day of April, 1997 by the Council of the County of South Dublin to refuse permission for the construction of a dormer bungalow, detached garage and septic tank at Park View, Tibbradden Road, Kilmashogue, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the construction of the said dormer bungalow, detached garage and septic tank for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area zoned 'B', "To protect and provide for the development of agriculture" in the current development plan for the area. The proposed development would contravene materially this development objective, which is considered to be reasonable and would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the height, size and scale of the proposed development and its location on an elevated site in close proximity to Tibbradden Road, it is considered that the proposed development would be unduly obtrusive on the landscape and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and development of the area.
3. The proposed development would give rise to the generation of additional traffic movements on a busy distributor road and would, therefore, endanger public safety by reason of traffic hazard.

Anur Luv. Quinn

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

Dated this 15th 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 0713	Date of Decision 17/04/97
Register Reference S97A/0076	Date 21st February 1997

Applicant Mr. and Mrs. E. Fitzachary,
Development Dormer bungalow, detached garage and septic tank.
Location Park View, Tibbradden Road, Kilmashogue, Co. Dublin.

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

.....^{LB}..... 17/04/97
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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Reasons

- 1 The site is located in an area zoned to protect and provide for the development of agriculture in the 1993 Dublin County Development Plan. It is the policy of the Council to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community. As the applicants already have a house on this land-holding, the proposed development would conflict with this policy, and would, therefore be contrary to the proper planning and development of the area.
- 2 The proposed development on an elevated site with little or no roadside screen planting and no screening on other boundaries would be unduly obtrusive on the landscape given the bulk of the house and its height at 6.9m and exposed views towards the proposed Southern Cross Motorway and as such, would seriously injure the visual amenity of the area and would be contrary to the proper planning and development of the area.
- 3 The proposed development would endanger public safety by reason of traffic hazard caused by additional traffic and turning movements on a busy distributor road.
- 4 The proposed development would be contrary to the proper planning and development of the area as the design of the house is not in keeping with the design guidelines set down at Appendix C of the 1993 Dublin County Development Plan - which relates to housing in Rural Areas.

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