

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0022	
1. Location	on lands at Owendoher, Ballyboden Road, Dublin 16.		
2. Development	Demolition of Owendoher House and Owendoher Lodge and the construction of 70 no. 2 storey apartment type dwellings (9 x 3 bed, 61 x 2 bed) and associated site works with new entrance and bridge onto Ballyboden road.		
3. Date of Application	22/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Frank Elmes & Co. Architects, Address: 2 Waldemar Terrace, Main Street, Dundrum,		
5. Applicant	Name: Deane Bros. Developments Ltd., Address: 7 Fields Terrace, The Angle, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 0526  Date 20/03/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	21/04/97	Written Representations	
9. Appeal Decision	20/10/97	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/0022

**APPEAL** by Deane Brothers Developments Limited care of William P. Tobin of 9 Princeton, Clonskeagh, Dublin against the decision made on the 20th day of March, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of Owendoher House and the construction of 70 number two-storey apartments (comprising nine three-bedroom apartments and 61 two-bedroom apartments) and associated site works with new entrance and bridge onto Ballyboden Road on lands at Owendoher, Ballyboden Road, 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. Having regard to the size of the site and to the nature of the proposed dwellings, it is considered that the density and scale of the proposed development is excessive and would be out of character with existing development in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the configuration, layout and siting of open space to the rear of the proposed dwellings and their associated patio areas would seriously injure the residential amenities of the proposed dwellings.
3. It is considered that the orientation of the proposed development with the rear elevation of a number of the dwellings and their associated patio areas facing the Owendoher River and its associated woodland areas would seriously injure the visual amenities of the area.

*Anne L. Quinn*

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

Dated this 20<sup>th</sup> day of October, 1997.

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

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

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

Decision Order Number 0526	Date of Decision 20/03/97
Register Reference S97A/0022	Date 22nd January 1997

**Applicant** Deane Bros. Developments Ltd.,

**Development** Demolition of Owendoher House and Owendoher Lodge and the construction of 70 no. 2 storey apartment type dwellings (9 x 3 bed, 61 x 2 bed) and associated site works with new entrance and bridge onto Ballyboden road.

**Location** on lands at Owendoher, Ballyboden Road, Dublin 16.

**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 ( 5 ) Reasons on the attached Numbered Pages.

signed on behalf of the South Dublin County Council

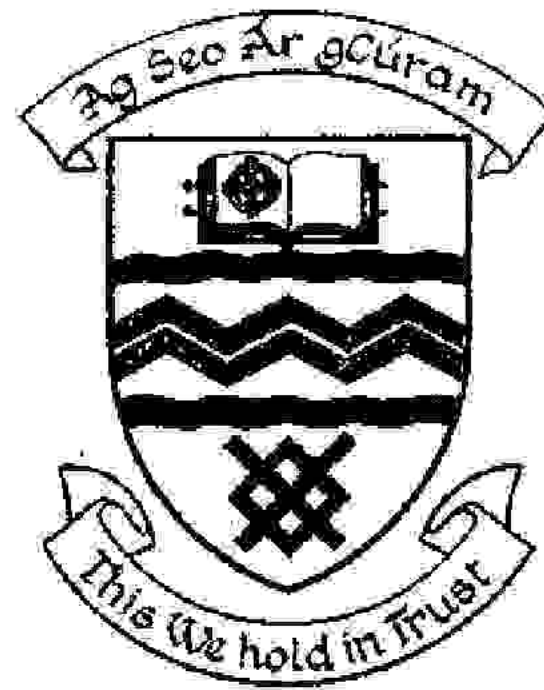
.....  
for SENIOR ADMINISTRATIVE OFFICER

20/03/97

Frank Elmes & Co. Architects,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.



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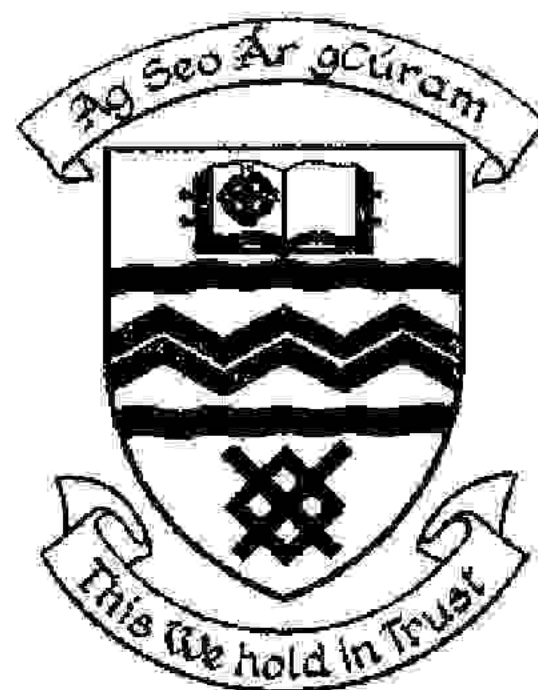
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**Reasons**

- 1 It is considered that the scale and density of the development as proposed is excessive on a site restricted by a river, sloping banks and levels and would exceed the density of and be out of character with existing development in the vicinity of the site. The proposed development would seriously injure the amenities of property in the vicinity of the site and would therefore be contrary to the Proper Planning and Development of the Area.
- 2 It is considered that the enclosed and inward style and orientation of the proposed development with residual open space skirting the perimeter of the site to the rear of the dwellings is not acceptable; the quality and extent of usable open space is inadequate and the potential for haphazard subdivision would seriously injure the residential and visual amenities of the proposed private open space, and depreciate the value of property in the vicinity. The proposed development would therefore be contrary to the Proper Planning and Development of the Area.
- 3 It is considered that the orientation of the rear elevation of the proposed development and its relationship with the Owendoher River would seriously detract from the visual amenities of the area.
- 4 It is considered that the proposed area of open space adjoining the Owendoher River constitutes environmental open space and as such does not satisfy the requirements in

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respect of public and private open space set out in the  
Dublin County Development Plan 1993.

- 5 The proposed development is seriously deficient with respect to the provision of acceptable car parking accommodation to serve the development, and would be likely to result in on-street car parking on the adjoining distributor road and would endanger public safety by reason of a traffic hazard.