

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0672	
1. Location	on lands at "Capri", Whitechurch Road, Rathfarnham, Dublin 14.		
2. Development	Development comprising a 3 storey block, with 6 number 1 bed ground floor apartments and 6 number 2 bedroom duplex apartments over and associated site works.		
3. Date of Application	18/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John A. Randall & Associates, Address: "Kenlis", Greenfield Road, Mount Merrion,		
5. Applicant	Name: Mr. Paddy Hurley, Address: "Capri", Whitechurch Road, Dublin 14.		
6. Decision	O.C.M. No. 0281 Date 14/02/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0281	Date of Decision 14/02/97
Register Reference S96A/0672	Date 18th December 1996

Applicant Mr. Paddy Hurley,

Development Development comprising a 3 storey block, with 6 number 1 bed ground floor apartments and 6 number 2 bedroom duplex apartments over and associated site works.

Location on lands at "Capri", Whitechurch 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. PS

Signed on behalf of the South Dublin County Council

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John A. Randall & Associates, ^{for} SENIOR ADMINISTRATIVE OFFICER
"Kenlis",
Greenfield Road,
Mount Merrion,
Co. Dublin.

14/02/97

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Reasons

- 1 The proposed development is unacceptable by reason of density, design and relationship with existing property. It is considered to be over intensification of the site and would be sub-standard development. The proposed development, comprising three-storey development in area where single and two-storey development prevails would result in substantial overshadowing of adjacent dwellings and would be prejudicial to the existing residential amenities of this residential area and would depreciate property values in the vicinity. The proposed development is contrary to the proper planning and development of the area.
- 2 The proposed development by itself and by the precedent which the grant of permission for it would set for other relevant development would adversely affect the residential amenities of the area and be contrary to the proper planning and development of the area.
- 3 The proposed development would result in excessive removal of trees in an area where it is an objective to protect and preserve trees and woodlands. The proposed development contravenes materially an objective in the Dublin County Development Plan. (as denoted on Map 23).

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- 4 The lack of off-street car parking facilities would result in on-street car parking in the vicinity thereby causing traffic congestion and endangering public safety by reason of a traffic hazard.