

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0464	
1. Location	76 Limekiln Rd., Dublin 12.		
2. Development	Erect a two storey detached house and new entrance.		
3. Date of Application	30/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/09/96 2.	1. 23/09/96 2.
4. Submitted by	Name: Sean Forrest & Associates, Address: T14 Stillorgan Ind. Park, Blackrock,		
5. Applicant	Name: Mr. Oliver Flynn, Address: 76, Limekiln Road, Dublin 12.		
6. Decision	O.C.M. No. 2257 Date 21/11/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/12/96	Written Representations	
9. Appeal Decision	17/04/97	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

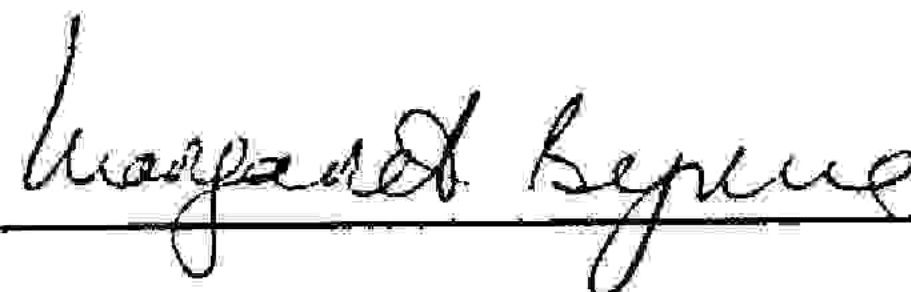
Planning Register Reference Number: S96A/0464

APPEAL by O. Flynn care of Seán Forrest of T.14 Stillorgan Industrial Park, Blackrock, County Dublin against the decision made on the 21st day of November, 1996 by the Council of the County of South Dublin to refuse permission for the erection of a two-storey detached house and new entrance at 76 Limekiln Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the erection of the said house and entrance for the reasons set out in the Schedule hereto.

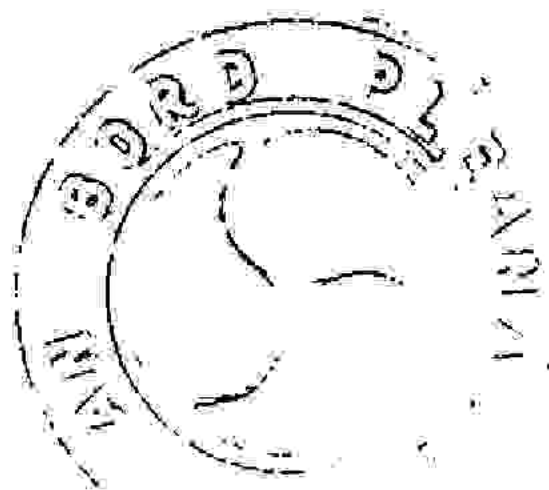
SCHEDULE

1. The proposed development would constitute overdevelopment of the site by reason of its failure to meet the standards as set out in the current development plan for the area with regard to private open space provision and rear garden areas (which standards are considered reasonable). The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the fact that the development site is part of the curtilage of the existing house property site now known as 76 Limekiln Road, the proposed development would contravene materially condition number 1 of appeal reference number PL6/5/55568, which provided that only one house be erected on the site known as 76 Limekiln Road.

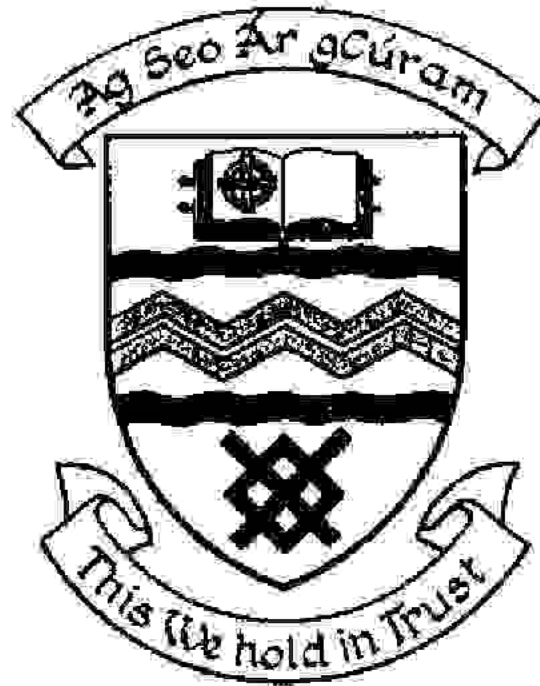


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 17th day of April 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 0104

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

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

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

Decision Order Number 2257	Date of Decision 21/11/96
Register Reference S96A/0464	Date 30th August 1996

Applicant Mr. Oliver Flynn,
Development Erect a two storey detached house and new entrance.
Location 76 Limekiln Rd., Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/09/96 /23/09/96

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

.....
for **SENIOR ADMINISTRATIVE OFFICER** 21/11/96

Sean Forrest & Associates,
T14 Stillorgan Ind. Park,
Blackrock,
Co. Dublin.

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Facs: 01-462 0104

REG REF. S96A/0464



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Reasons

- 1 The proposed development represents over development of this small site which was designed as the side garden for the existing house known as 76 Limeklin Road. The proposed depth of rear garden which varies between 1m and 4metres is totally inadequate and results in substandard development. It is not council policy to provide public open space areas to facilitate private development providing for inadequate area and depths of rear gardens.
- 2 The proposed development contravenes conditions of permission of Reg. Ref. SA/470. This permission was granted by the Council.
- 3 The proposed development contravenes conditions of permission of Reg. Ref WA/909. This permission was granted by An Bord Pleanala and imposed a condition that only one house be erected on the site now known as 76 Limeklin Road. This house has now been constructed.
- 4 The proposed disposal of surface water effluent to a sump is unacceptable to Councils' Environmental Services Engineer.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1835	Date of order 18/09/96
Register Reference S96A/0464	Date 30th August 1996

Applicant Mr. Oliver Flynn,
Development Erect a two storey detached house and new entrance.
Location 76 Limekiln Rd., Dublin 12.

Dear Sir/Madam,

An inspection carried out on 11/09/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)

Sean Forrest & Associates,
T14 Stillorgan Ind. Park,
Blackrock,
Co. Dublin.

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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

18/09/96