

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0041	
1. Location	Garrynisk House, Old Belgard Road, Tallaght, Dublin 24.		
2. Development	Demolish existing house and out houses and erect six new three storey blocks in two groups of three comprising of 12 one bedroom apartments at ground with 12 two bedroom duplex townhouses over with associated landscaping and site works		
3. Date of Application	29/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Jason Tyler Address: Laughton Tyler Architects, 24 Lower Dorset Street,		
5. Applicant	Name: Joseph Brophy Address: Garrynisk House, Old Belgard Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0619  Date 27/03/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	26/04/2001	Written Representations	
9. Appeal Decision	20/11/2001	Refuse Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

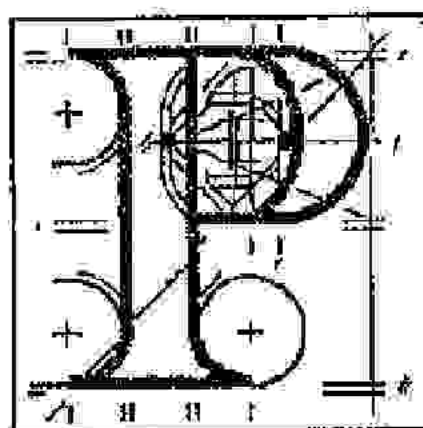
14.

Registrar

Date

Receipt No.

# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S01A/0041

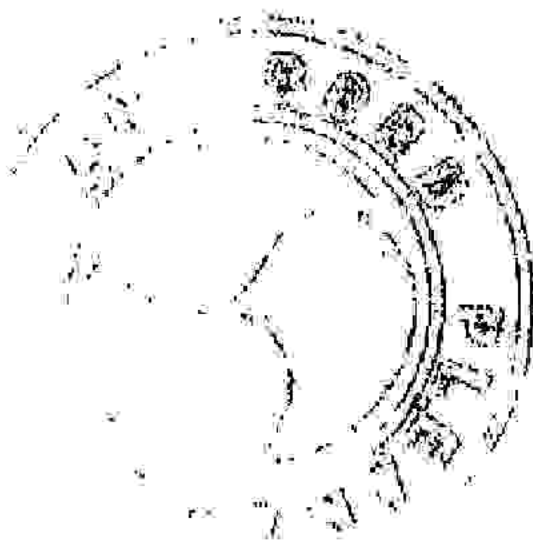
**APPEAL** by Joseph Brophy care of Laughton Tyler Architects of 24 Lower Dorset Street, Dublin against the decision made on the 27<sup>th</sup> day of March, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of existing house and out houses and the erection of six three-storey blocks in two groups of three comprising of 12 one bedroom apartments at ground with 12 two bedroom duplex townhouses over with associated landscaping and site works at Garrynisk House, Old Belgard House, Tallaght, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

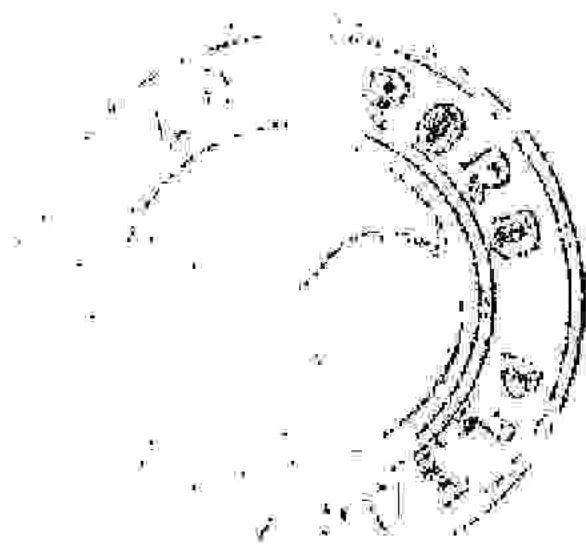
## SCHEDULE

1. It is considered that the proposed development would constitute overdevelopment of the site, by reason of its density, height, scale and size. The proposal does not have due regard to the character of the surrounding area, fails to provide adequate open space and parking provision to serve the proposed development and would conflict with the objectives of the current Development Plan for the area in relation to infill residential development. The proposed development would contravene materially the development objectives of the Development Plan and would, therefore, be contrary to the proper planning and development of the area.

*B*



2. It is considered that the proposed three-storey development would seriously injure the amenities of property in the vicinity, by reason of overlooking and the proximity of the three most southerly blocks to existing residential development at Kingswood View. The proposed development would, therefore, be contrary to the proper planning and development of the area.



*Angela Murray*

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

Dated this 20<sup>th</sup> day of November 2001.