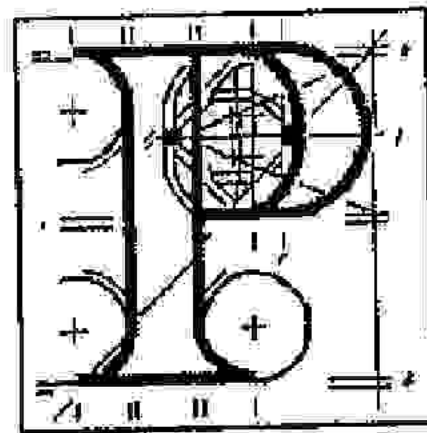


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0726
1. Location	Site at rear 173 Edmondstown Road, Dublin 16	
2. Development	Single storey dwelling to site at rear	
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Outline Permission	1. 2.
4. Submitted by	Name: Brian O'Donoghue, Address: Architects, 62 Gilford Road,	
5. Applicant	Name: E. Mooney, Address: 57 St. Patricks Park, Stepside, County Dublin	
6. Decision	O.C.M. No. 2721 Date 13/12/2000	Effect RO REFUSE OUTLINE PERMISSION
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION
8. Appeal Lodged	04/01/2001	Written Representations
9. Appeal Decision	31/07/2001	Refuse Outline 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: S00A/0726

APPEAL by Eric Mooney care of Brian O'Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 13th day of December, 2000 by the Council of the County of South Dublin to refuse outline permission for development comprising the construction of a single storey dwelling to rear of 173 Edmondstown Road, Dublin:

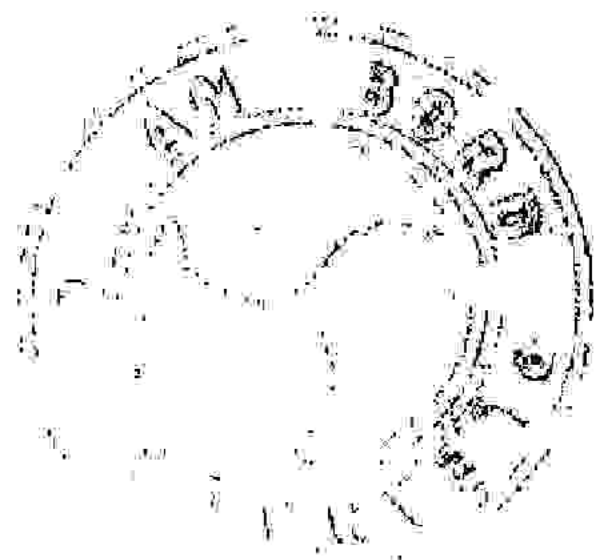
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, outline permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in a rural area with a land use zoning objective "to protect and improve rural amenity and to provide for the development of agriculture" in the current South Dublin County Development Plan. It is the policy of the planning authority to restrict housing development to persons with a need to reside in close proximity to their employment where related to the rural community or for reasons of close family ties with the rural community. This policy is considered reasonable. It is considered that the applicant does not come within the scope of the housing need criteria set out in the Development Plan. The proposed development would contravene materially a development objective indicated in the Development Plan and would be contrary to the proper planning and development of the area.
2. It is considered that the generation of additional traffic and turning movements from the laneway with poor vertical alignment and visibility in a northerly direction would endanger public safety by reason of traffic hazard.

Handwritten signature/initials

3. The proposed development on an elevated site to the rear of existing dwellings would constitute disorderly backland development which would result in overlooking and would seriously injure the residential amenities of adjoining property.

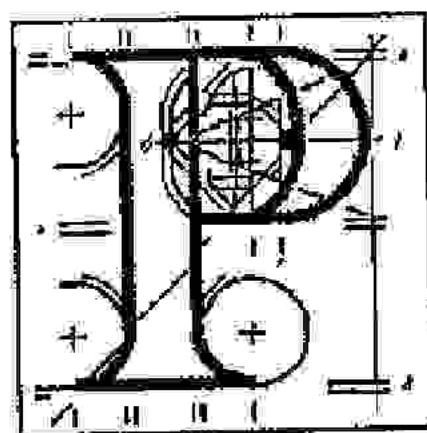


Brian Hunt

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

Dated this *31st* day of *July* 2001.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0726

APPEAL by Eric Mooney care of Brian O'Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 13th day of December, 2000 by the Council of the County of South Dublin to refuse outline permission for development comprising the construction of a single storey dwelling to rear of 173 Edmondstown Road, Dublin:

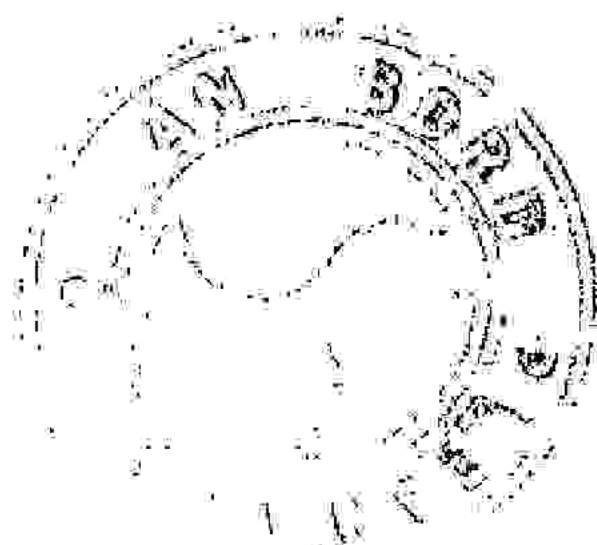
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2. It is considered that the generation of additional traffic and turning movements from the laneway with poor vertical alignment and visibility in a northerly direction would endanger public safety by reason of traffic hazard.

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3. The proposed development on an elevated site to the rear of existing dwellings would constitute disorderly backland development which would result in overlooking and would seriously injure the residential amenities of adjoining property.



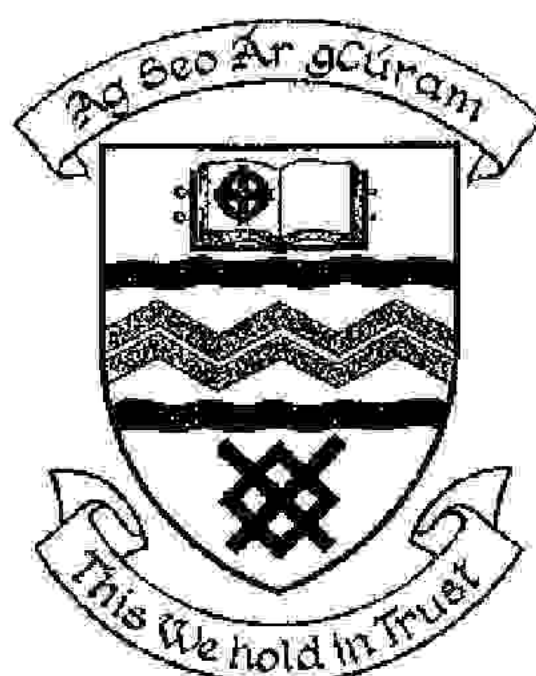
Brian Hunt

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

Dated this 31st day of July 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0726	
1. Location	Site at rear 173 Edmondstown Road, Dublin 16		
2. Development	Single storey dwelling to site at rear		
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian O'Donoghue, Address: Architects, 62 Gilford Road,		
5. Applicant	Name: E. Mooney, Address: 57 St. Patricks Park, Stepside, County Dublin		
6. Decision	O.C.M. No. 2721 Date 13/12/2000	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged	04/01/2001	Written Representations	
9. Appeal Decision			
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.			

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2721	Date of Decision 13/12/2000
Register Reference S00A/0726	Date 19/10/00

Applicant E. Mooney,
Development Single storey dwelling to site at rear
Location Site at rear 173 Edmondstown Road, Dublin 16

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 OUTLINE PERMISSION in respect of the above proposal.

for the (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

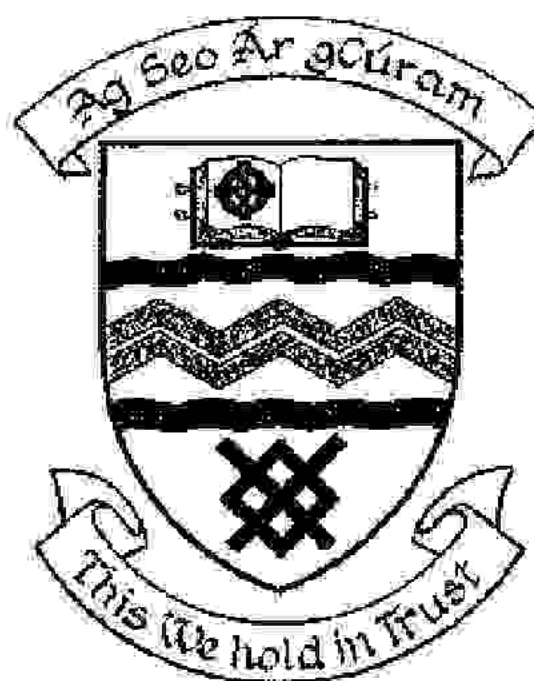
.....*MM*..... 14/12/00
for SENIOR ADMINISTRATIVE OFFICER

Brian O'Donoghue,
Architects,
62 Gilford Road,
Sandymount,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S00A/0726

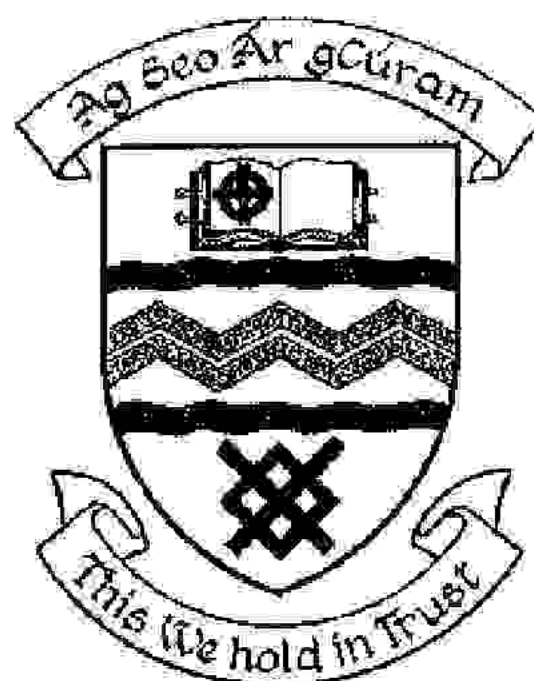
Reasons

- 1 The site is located in an area zoned "to protect and improve rural amenity and to provide for the development of agriculture" in the 1998 Development Plan. It is the policy of the Planning Authority to restrict housing development in such areas to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community or reasons of close family ties with the rural community. The applicant is not deemed to satisfy either of these criteria. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would result in the encroachment of ribbon development on an elevated site and would set a precedent for further similar development and further encroachment on agricultural land. The proposed development is therefore considered to be contrary to the proper planning and development of the area.
- 3 The proposed development by its relationship with adjoining and adjacent properties and the absence of public road frontage would result in excessive density and would constitute haphazard and disorderly development. This would have a negative implication on the rural character of the area and would be contrary to the zoning policy of the area.
- 4 The visibility splay on the right hand side (when exiting) at the junction of the private laneway and Edmonstown Road is substandard and the generation of additional traffic turning movements at this location would endanger public safety by reason of a traffic hazard.
- 5 The narrow, private laneway which is to provide access to the proposed dwelling is unsuitable for further development due to its vertical alignment and restricted width.
- 6 The proposed development would set an undesirable precedent for similar developments in the area and for uneconomic provision of services that this will entail. This is contrary to the proper planning and development of the area.

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REG. REF. S00A/0726

- 7 The proposed development on an elevated site to the rear of existing dwellings would result in overlooking which, it is considered, would be seriously injurious to the residential amenities of and would depreciate the value of property in the vicinity.