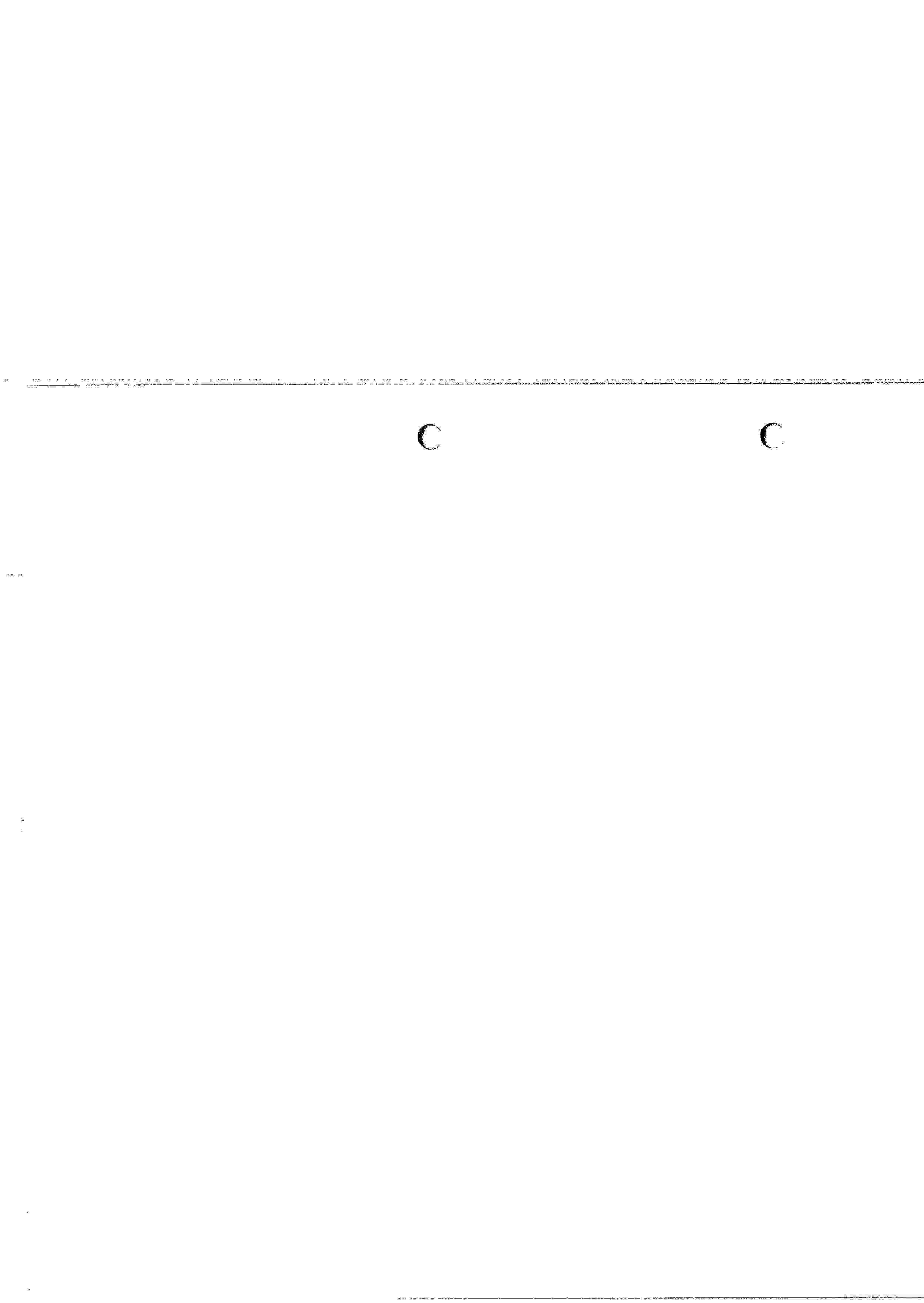
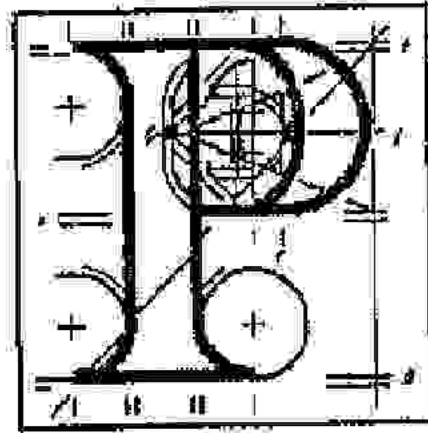


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0652	
1. Location	The Convent Cottages, Firhouse Road, Dublin 24.		
2. Development	Partial demolition of existing cottages and reconstruction and extension comprising new vehicular access adjacent to No. 1, to provide off-street carparking, increase the height of eaves and ridge lines to provide 2 bedrooms in roof void in all units, and modifications to elevations including new head height of windows and doors, dormer windows to front and Velux roof lights to rear		
3. Date of Application	15/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Dawn Richards, Address: 25 Athlumney Villas, Ranelagh, Dublin 6.		
5. Applicant	Name: P. Fitzharris, Address: 6 The Rookery, Scholarstown Road, Knocklyon, D. 16		
6. Decision	O.C.M. No. 2502 Date 13/11/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	12/12/2000	Written Representations	
9. Appeal Decision	09/07/2001	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



An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0652

APPEAL by P. Fitzharris care of Manahan and Associates of 38 Dawson Street, Dublin against the decision made on the 13th day of November, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the partial demolition of existing cottages and reconstruction and extension consisting of a new vehicular access adjacent to number 1 to provide off-street car parking, increase the height of eaves and ridge lines to provide two bedrooms in roof void in all units and modifications to elevations including new head height of windows and doors, dormer windows to front and velux rooflights to rear at the Convent Cottages, Firhouse Road, Dublin:

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

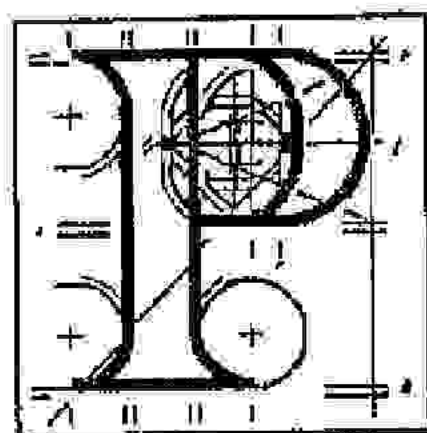
SCHEDULE

It is considered that the proposed development of three dwellings and a common vehicular access beside a school entrance on a restricted site would constitute overdevelopment of the site, endanger public safety by reason of traffic hazard and provide an inadequate standard of residential amenity for future occupants of the development.

John J. Conboy

John J. Conboy

An Bord Pleanála



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

County South Dublin

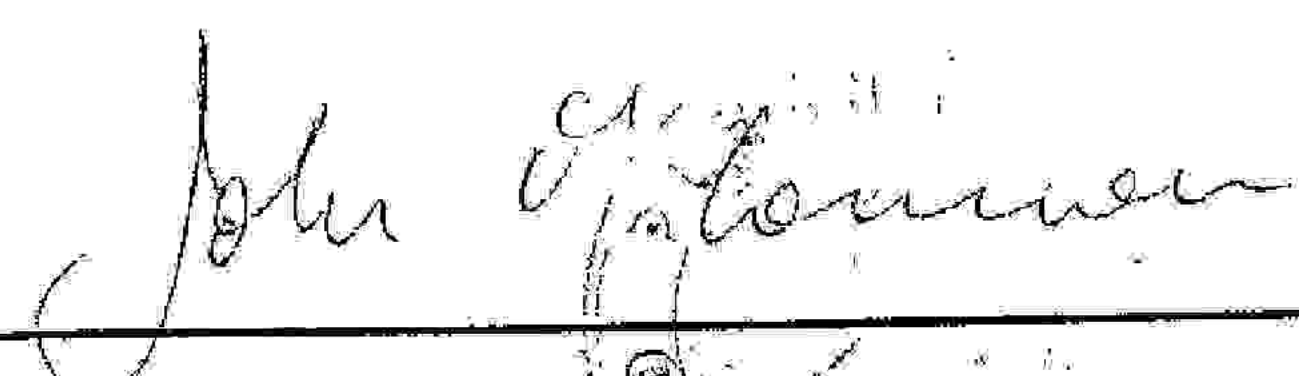
Planning Register Reference Number: S00A/0652

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

SCHEDULE

It is considered that the proposed development of three dwellings and a common vehicular access beside a school entrance on a restricted site would constitute overdevelopment of the site, endanger public safety by reason of traffic hazard and provide an inadequate standard of residential amenity for future occupants of the development.

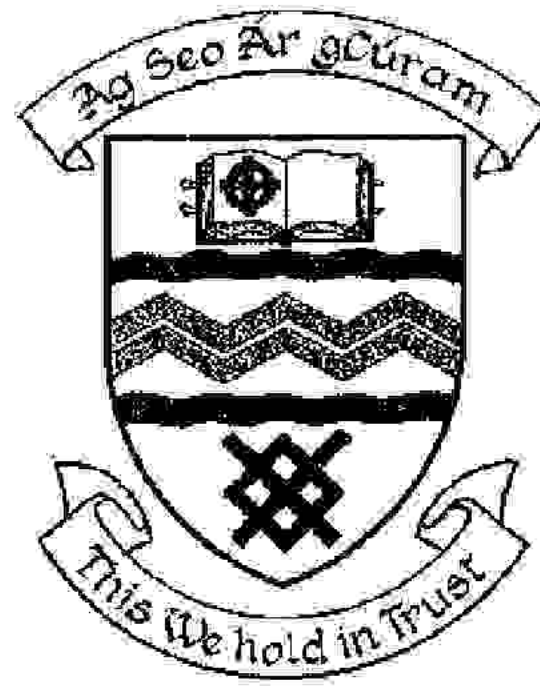

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 9th day of July 2001.

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

Decision Order Number 2502	Date of Decision 13/11/2000
Register Reference S00A/0652	Date 15/09/00

Applicant P. Fitzharris,

Development Partial demolition of existing cottages and reconstruction and extension comprising new vehicular access adjacent to No. 1, to provide off-street carparking, increase the height of eaves and ridge lines to provide 2 bedrooms in roof void in all units, and modifications to elevations including new head height of windows and doors, dormer windows to front and Velux roof lights to rear

Location The Convent Cottages, Firhouse Road, Dublin 24.

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 PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

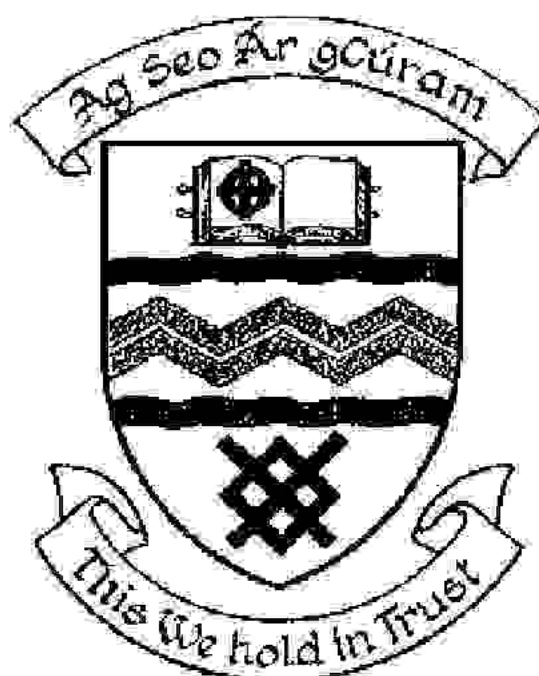
Signed on behalf of the South Dublin County Council

Dawn Richards,
25 Athlumney Villas, Ranelagh, Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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REG REF. S00A/0652

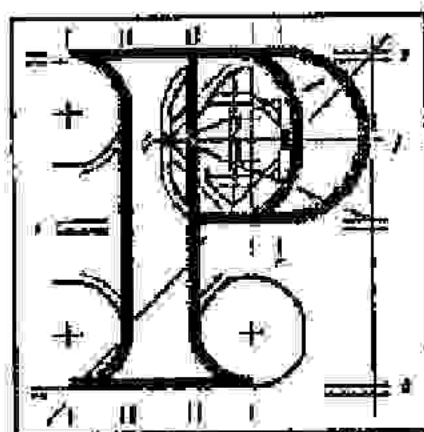
MM
.....
for SENIOR ADMINISTRATIVE OFFICER

13/11/00

Reasons

- 1 The proposal would endanger public safety by reason of a traffic hazard due to the generation of significant additional traffic and turning movements on Firhouse Road and the inadequate width and angle of the proposed access. This road is part of the Council's strategic road network and carries very heavy traffic. It is proposed to carry out major improvement works to it in the near future, in order to render it capable of carrying large volumes of traffic safely.
- 2 The proposal is inadequate with respect to off street car parking provision in that the requirement for the development is 6 no. spaces and only 3 no. spaces have been provided. Furthermore, the proposed access to the car parking area is substandard with regard to aisle width. As such, the proposal would lead to on-street car parking on the busy distributor road and would tend to create serious congestion and obstruction of road users.
- 3 The proposal is inadequate by virtue of the lack of a setback from the boundary of the Firhouse District Distributor road on which major improvement works will be carried out in the near future. As such, the proposed development would provide inadequate residential amenity for prospective occupiers.
- 4 Insufficient information was provided in order to assess the drainage arrangements for the proposed development. As such, the proposal must be considered prejudicial to public health.

An Bord Pleanála



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

County South Dublin


Planning Register Reference Number: S00A/0652

APPEAL by P. Fitzharris care of Manahan and Associates of 38 Dawson Street, Dublin against the decision made on the 13th day of November, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the partial demolition of existing cottages and reconstruction and extension consisting of a new vehicular access adjacent to number 1 to provide off-street car parking, increase the height of eaves and ridge lines to provide two bedrooms in roof void in all units and modifications to elevations including new head height of windows and doors, dormer windows to front and velux rooflights to rear at the Convent Cottages, Firhouse Road, Dublin:

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Member of An Bord Pleanála
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Dated this 9th day of July 2001.