

	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/0621	
1. Location	Riversdale House, Ballyboden Road, Rathfarnham, Dublin 14.		
2. Development	Construction of 5 no. single aspect 2-storey 2-bed coach house type mews in a courtyard style development, to replace disused and part demolished outbuildings (former coach house, stores, garage) on lands to the side and rear of Riversdale House (a protected structure) and conversion of Riversdale House (a protected structure) into offices in one usage, with on and off site development works and associated car parking on part lands the subject of on going application Reg. Ref. S00A/0447.		
3. Date of Application	01/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street, Dundrum,		
5. Applicant	Name: Begley Clarke, Address: Adelaide Court, Albert Road, Glenageary.		
6. Decision	O.C.M. No. 2401  Date 31/10/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	30/11/2000	Written Representations	
9. Appeal Decision	03/10/2001	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			

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Registrar

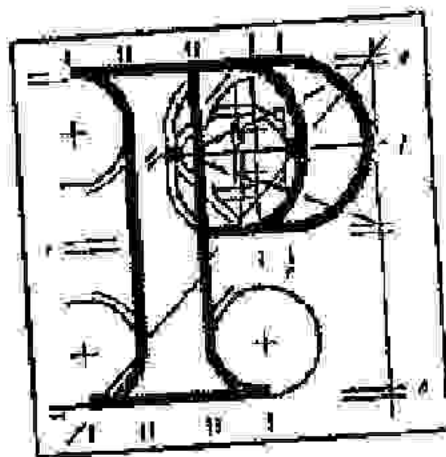
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Date

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Receipt No.

# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0621

**APPEAL** by Begley Clarke care of Frank Elmes of 2 Waldemar Terrace, Main Street, Dundrum, Dublin against the decision made on the 31<sup>st</sup> day of October, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of five number single aspect two-storey two bedroom coach house type mews in a courtyard style development, to replace disused and part demolished outbuildings (former coach house, stores, garage) on lands to the side and rear of Riversdale House (a protected structure) and the conversion of Riversdale House (a protected structure) into offices in one usage, with on and off-site development works and associated car parking on part lands the subject of an on-going application under planning register reference number S00A/0447, all at Riversdale House, Ballyboden Road, Rathfarnham, 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. Having regard to the protected status of Riversdale House, which includes the land lying within the curtilage of the house, it is considered that the proposed development would be unacceptable in terms of its effect on the setting of the house and the integrity of its curtilage and would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the high density of development proposed, the location of residential and office use in close proximity to each other, the lack of sufficient off-street car parking, lack of private amenity open space and the proximity of the proposed mews houses to Riversdale House and to the houses in Fairbrook Lawn, it is considered that the proposed development would constitute overdevelopment of the site.

MPW



3. Having regard to the insufficient provision of off-street car parking, it is considered that the proposed development would result in on-street parking which would endanger public safety by reason of traffic hazard and obstruction of road users.
4. The proposed "mews houses", which would abut the existing party boundary wall with the houses on Fairbrook Lawn, would be considerably higher than the existing outbuildings, proposed to be demolished, and as such would result in overshadowing of the rear gardens of the adjoining houses and be visually intrusive from these houses. The proposed development would, therefore, seriously injure the amenities of adjoining residential properties.
5. It is considered that the proximity of the proposed single aspect mews houses to Riversdale House would result in inadequate residential amenity for the proposed mews houses by reason of overshadowing, overlooking and visual intrusion.

Michael P. Walsh

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

Dated this 3<sup>rd</sup> day of October 2001.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0621	
1. Location	Riversdale House, Ballyboden Road, Rathfarnham, Dublin 14.		
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13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

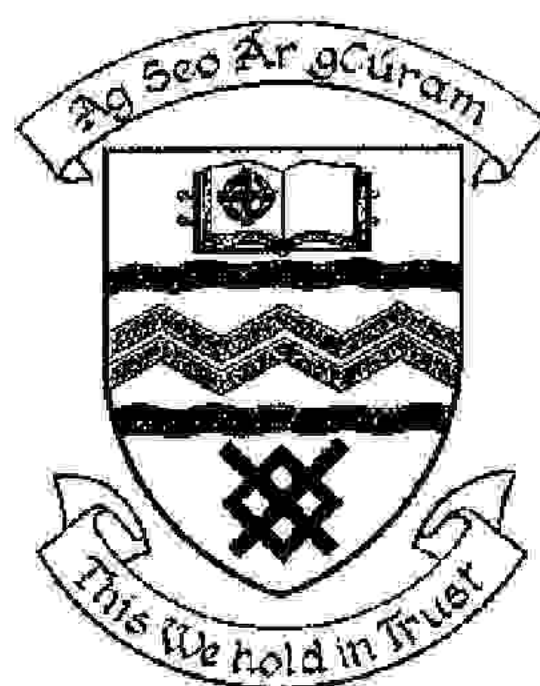
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Registrar

Date

Receipt No.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

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

Decision Order Number 2401	Date of Decision 31/10/2000
Register Reference S00A/0621	Date 01/09/00

**Applicant** Begley Clarke,

**Development** Construction of 5 no. single aspect 2-storey 2-bed coach house type mews in a courtyard style development, to replace disused and part demolished outbuildings (former coach house, stores, garage) on lands to the side and rear of Riversdale House (a protected structure) and conversion of Riversdale House (a protected structure) into offices in one usage, with on and off site development works and associated car parking on part lands the subject of on going application Reg. Ref. S00A/0447.

**Location** Riversdale House, Ballyboden Road, Rathfarnham, Dublin 14.

**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 (9) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

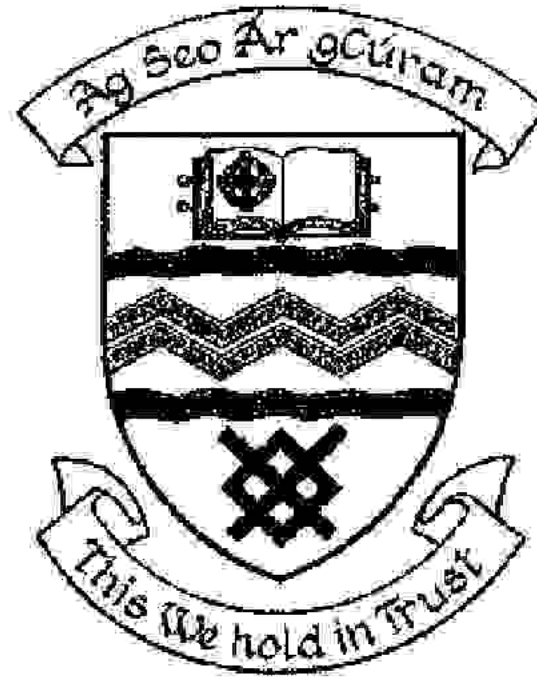
Frank Elmes & Co.,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.



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REG REF. S00A/0621

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for SENIOR ADMINISTRATIVE OFFICER

31/10/00

**Reasons**

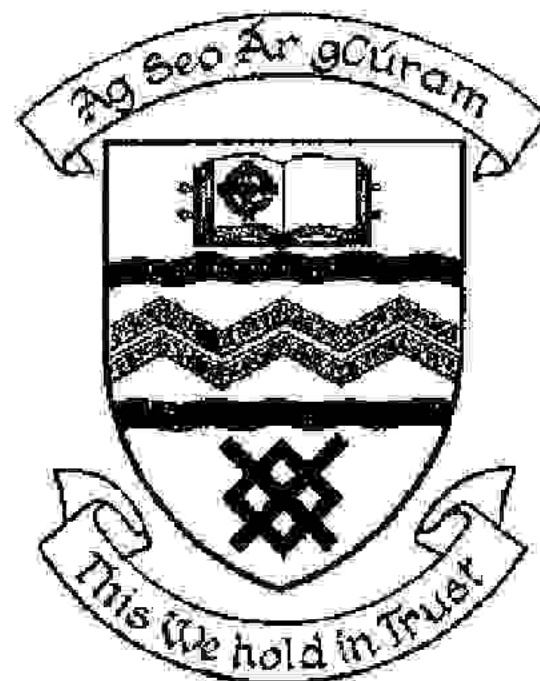
- 1 It is considered that the proposed development, by reason of the high density proposed, the proposed accommodation of office and residential use in very close proximity to each other, the lack of space to accommodate sufficient car parking and the proximity of the proposed mews houses to Riversdale House and to the houses on Fairbrook Park, would constitute overdevelopment of the site.
- 2 The proposed development, by reason of the provision of insufficient car parking, would lead to on-street parking which would endanger public safety by reason of a traffic hazard and/or obstruction of road users.
- 3 The proposed mews, which would abut the existing party boundary wall with the houses on Fairbrook Park, would be considerably higher than the existing outhouses and as such would result in overshadowing of the short gardens of the said houses and would be visually intrusive from these properties. The proposed development would therefore seriously injure the amenities of these houses.
- 4 It is considered that the proximity of the proposed single aspect mews houses to Riversdale House would result in inadequate residential amenity for the proposed mews houses, by reason of overshadowing, overlooking (for Units 1, 4 and 5) and visual intrusion.
- 5 The proposed development would materially affect and detrimentally impact upon a Protected Structure, due to the



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close proximity of the proposed news houses and car parking  
and general overdevelopment of the site.

- 6 Insufficient information has been provided in order to adequately assess the impact of the works associated with the proposed office use, on the Protected Structure. This information would include:
  - (i) a conservation report based on the principles of minimum intervention, repair rather than replace, honesty of repair, the use of appropriate materials and methods, the reversibility of alterations and
  - (ii) precise details (including materials, methodologies and measures) of proposed alterations, removal, repair work and new works.
- 7 It is considered that the proposed development would be premature pending the determination of a current planning application relating to the entire site for which Additional Information has been requested, but not received (Reg. Ref. S00A/0447 refers).
- 8 Insufficient information has been provided with respect to proposed drainage arrangements in order to adequately assess the proposal.
- 9 A justifiable case has not been made by the applicant for the demolition of the outbuildings (former coach house, stores and garage).

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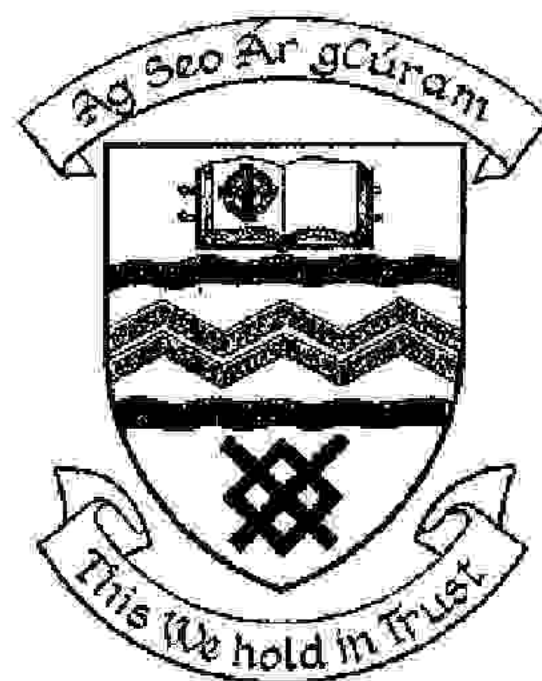
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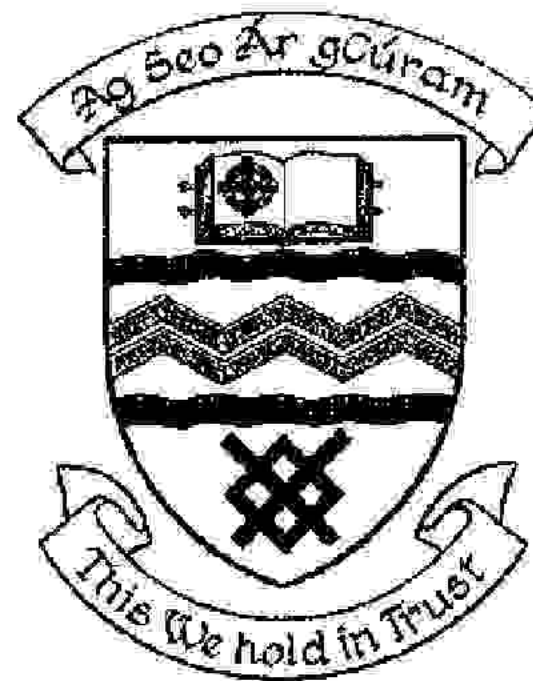
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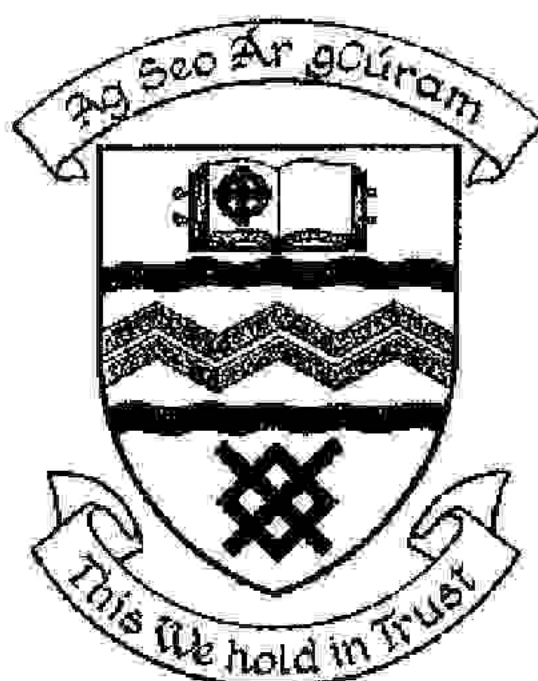
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