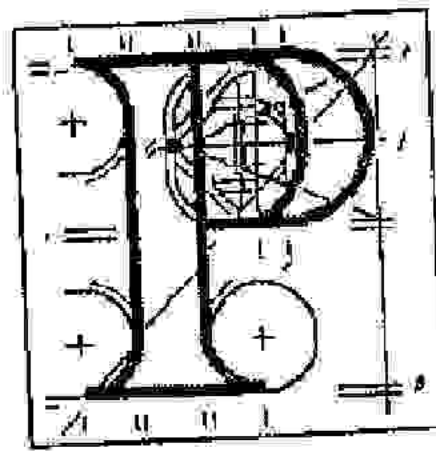


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0580	
1. Location	Rookwood, Stocking Lane, Ballyboden, Dublin 16.		
2. Development	apartment development comprising 12 no. 2 bedroom and 4 no. 1 bedroom units in a two storey plus penthouse block together with ancillary works including 29 car parking spaces		
3. Date of Application	15/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fionnuala Rogerson Architects Address: Ardtona House, Lower Churchtown Road,		
5. Applicant	Name: Mrs. Brenda Weir Address: Rookwood, Stocking Lane, Ballyboden,		
6. Decision	O.C.M. No. 2217a Date 12/10/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	13/11/2000	Written Representations	
9. Appeal Decision	12/06/2001	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: S00A/0580

APPEAL by Brenda Weir care of Fionnuala Rogerson Architects of Ardtona House, Lower Churchtown Road, Dublin against the decision made on the 12th day of October, 2000 by the Council of the County of South Dublin to refuse permission for an apartment development comprising 12 number two bedroom and four number one bedroom units in a two-storey plus penthouse block together with ancillary works including 29 car parking spaces, at Rookwood, Stocking Lane, Ballyboden, County Dublin (*a protected structure*):

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, by reason of its height, scale, density and proximity to the adjacent properties at Beech Walk, would constitute overdevelopment of the site which would be inappropriate to the setting of the protected structure (Rookwood House) and would seriously injure the amenities of property in the vicinity.
2. It is considered that the proposed development, by reason of the second floor level balcony, would result in overlooking which would seriously injure the amenities of property in the vicinity.
3. The proposed development located within the curtilage of Rookwood House, a protected structure, would by reason of its design and in particular, the roofing materials and horizontal emphasis conferred by the balconies, be inappropriate in this location and would be inappropriate to the setting of the protected structure (Rookwood House).

4. A detailed tree survey of the site was not provided and as such there was insufficient information in order to allow a detailed assessment of the impact of the proposed development in this respect.

Ann. Eir. Quinn

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

Dated this 12th day of June 2001.