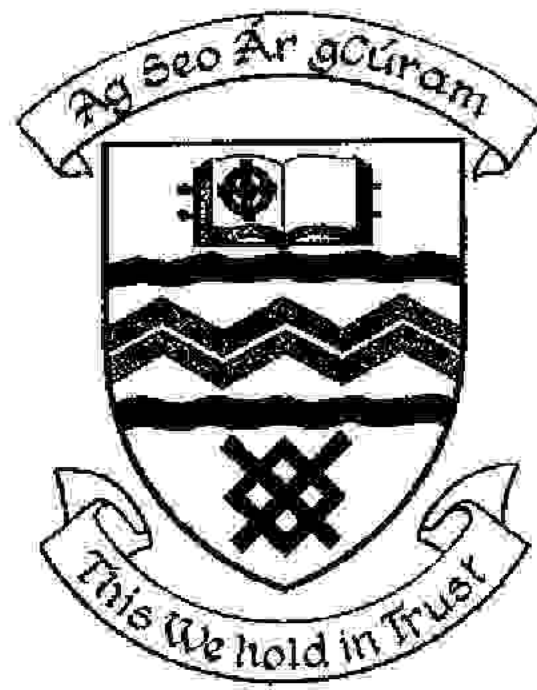


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0283	
1. Location	5 Castle Crescent, Clondalkin, Dublin 22		
2. Development	Conversion of the attic to an apartment		
3. Date of Application	02/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P.M. Ging, Address: Architects, "Laureston",		
5. Applicant	Name: Mr. Sean Reilly, Address: 5 Castle Crescent, Clondalkin, Dublin 22		
6. Decision	O.C.M. No. 1412 Date 29/06/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
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



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Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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

Decision Order Number 1412	Date of Decision 29/06/2000
Register Reference S00A/0283	Date 02/05/00

Applicant Mr. Sean Reilly,
Development Conversion of the attic to an apartment
Location 5 Castle Crescent, Clondalkin, Dublin 22

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 29/06/00

P.M. Ging,
Architects,
"Laureston",
Monastery Road,
Clondalkin, D. 22

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

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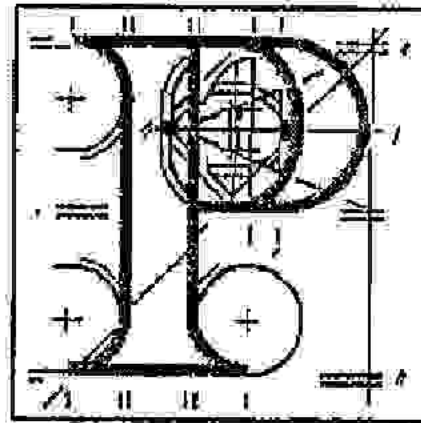
REG REF. S00A/0283

Reasons

- 1 The proposed development by itself or by the precedent which the grant of planning permission for it would set for other relevant developments, would exacerbate an already congested parking problem and would lead to traffic congestion in the parking area to the front. The proposed development is therefore contrary to the proper planning and development of the area.
- 2 It is considered that the proposed dwelling unit would not enjoy a reasonable level of residential amenity due to the absence of an independent external entrance and private amenity space, and adequate off-street car parking space to serve the apartment proposed, having regard to the commercial character of the premises and adjacent area and existing congestion in the forecourt car parking area. The proposed development would therefore be contrary to the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0283	
1. Location	5 Castle Crescent, Clondalkin, Dublin 22		
2. Development	Conversion of the attic to an apartment		
3. Date of Application	02/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P.M. Ging, Address: Architects, "Laureston",		
5. Applicant	Name: Mr. Sean Reilly, Address: 5 Castle Crescent, Clondalkin, Dublin 22		
6. Decision	O.C.M. No. 1412 Date 29/06/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/07/2000	Written Representations	
9. Appeal Decision	17/11/2000	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

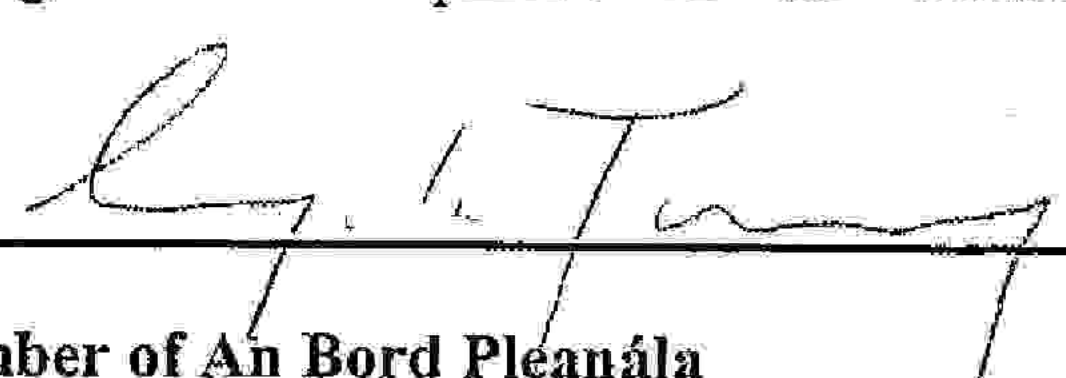
Planning Register Reference Number: S00A/0283

APPEAL by Sean Reilly care of P. M. Ging of Laureston, Monastery Road, Clondalkin, Dublin against the decision made on the 29th day of June, 2000 by the Council of the County of South Dublin to refuse permission for development comprising conversion of the attic to apartment at 5 Castle Crescent, Clondalkin, County 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 dwelling unit would not enjoy a reasonable level of residential amenity due to the absence of an independent external entrance and private amenity space, and adequate off-street car parking space to serve the apartment proposed, having regard to the commercial character of the premises and adjacent area and existing congestion in the forecourt car parking area. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the proposed alteration of the roof profile and the use of roof windows in the front elevation, would be out of character with the existing development, would be visually obtrusive and would, therefore, be contrary to the proper planning and development of the Clondalkin Conservation Area.


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

Dated this 17th day of November, 2000.