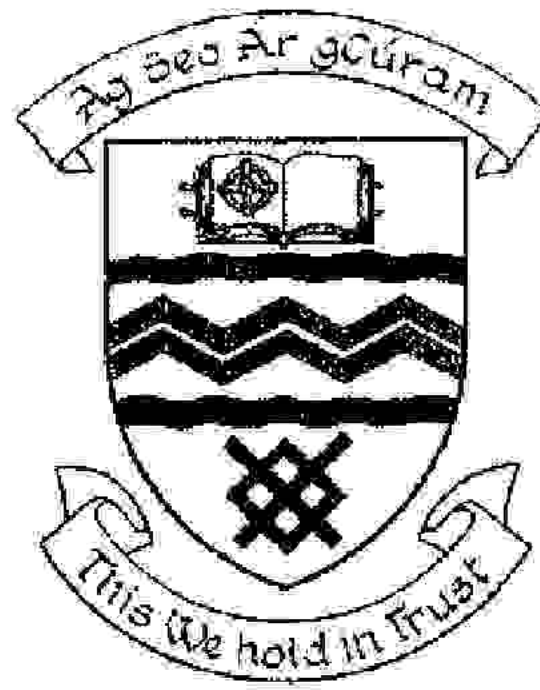


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0262	
1. Location	1 Marley Rise, Rathfarnham, Dublin 16.		
2. Development	Two storey extension and conversion of garage to pre-school at side.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fuller & Jermy Architects, Address: 92 Coppinger Glade, Blackrock,		
5. Applicant	Name: Allen & Martina Murphy, Address: 1 Marley Rise, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1310 Date 15/06/2000	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



Bosca 4122,
Lár an Bhaile, Tarnhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 1310	Date of Decision 15/06/2000
Register Reference S00A/0262	Date 19/04/00

Applicant Allen & Martina Murphy,
Development Two storey extension and conversion of garage to pre-school at side.
Location 1 Marley Rise, Rathfarnham, 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 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

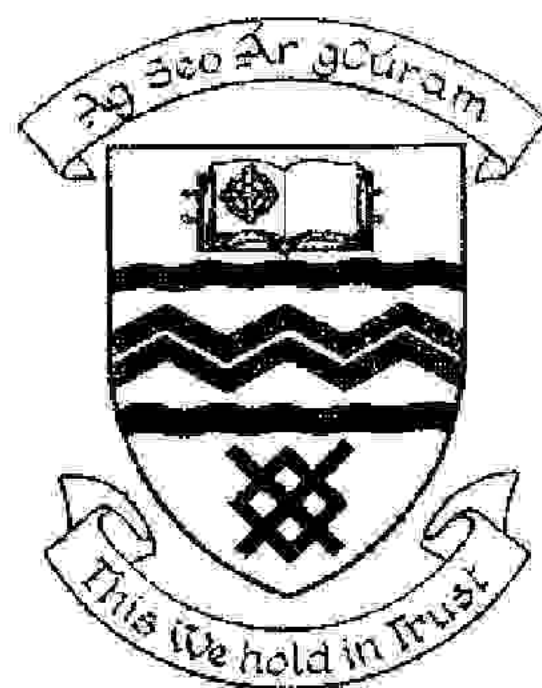
..... 15/06/00
for SENIOR ADMINISTRATIVE OFFICER

Fuller & Jermyn Architects,
92 Coppinger Glade,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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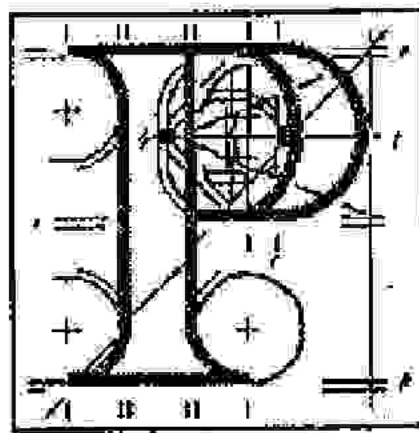
REG REF. S00A/0262

Reasons

- 1 The planning application did not include the full range of drawings and plans required to be submitted with a planning application under Article 23, Part IV of the Local Government (Planning and Development) Regulations, 1994.
- 2 The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The subject site is zoned 'A', "to protect and/or improve residential amenity" in the South Dublin County Development Plan 1998. It is considered that the proposed development and its associated features would materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 4 The proposed development is not of a design which integrates with the style of adjoining development nor a scale which respects that of adjoining development and would not have a satisfactory impact on the character of the streetscape or adjoining residential amenity. As such the development would contravene Section 3.4.13 of the South Dublin County Development Plan 1998.
- 5 The proposed development contravenes Section 2.2.8 of the South Dublin County Development Plan, 1998 which states that a creche type facility be located at the entrance to housing estates and fulfil a local need. The site is not located at the entrance to a housing estate nor has any information been given in relation to local need.
- 6 Insufficient information has been submitted in relation to the operation of the proposed pre-school in respect of numbers of children and staff, age groups catered for, parking provision and who will operate the facility.
- 7 The submitted plans do not show the position of an adjacent 4" diameter watermain. No building must be sited within 5 metres of this watermain and without sufficient information the proposed development must be considered to be prejudicial to public health.

	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/0262
1. Location	1 Marley Rise, Rathfarnham, Dublin 16.	
2. Development	Two storey extension and conversion of garage to pre-school at side.	
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Fuller & Jermyn Architects, Address: 92 Coppinger Glade, Blackrock,	
5. Applicant	Name: Allen & Martina Murphy, Address: 1 Marley Rise, Rathfarnham, Dublin 16.	
6. Decision	O.C.M. No. 1310 Date 15/06/2000	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	14/07/2000	Written Representations
9. Appeal Decision	13/02/2001	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/0262

APPEAL by Allen and Martina Murphy care of Fuller and Jermyn of 92 Coppinger Glade, Blackrock, County Dublin against the decision made on the 15th day of June, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a two-storey extension and the conversion of garage to pre-school at side of dwellinghouse, at 1 Marley Rise, 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

Having regard to the size and substantially two-storey design of the proposed development and to the scale of the proposed use, it is considered that the proposed development would be incongruous and out of scale at this location within a residential estate and would impact negatively on residential amenity by reason of noise and general disturbance. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and development of the area.



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

Dated this 13th day of February 2001.