

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1885
1. LOCATION	Manor Ave., off Wainsfort Grove, Terenure,		
2. PROPOSAL	Three semi detached and one detached house,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	15th Oct., 1980	1. _____ 2. _____
4. SUBMITTED BY	Name	Olan Twomey,	
	Address	6, Greenmount Road, Terenure,	
5. APPLICANT	Name	Rory Carmody,	
	Address	77, Broadford Hill Balinteer,	
6. DECISION	O.C.M. No.	PA/2653/80	Notified 12th Dec., 1980
	Date	12th Dec., 1980	Effect To refuse permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	9th Jan., 1981	Decision Permission granted by An Bord Pleanala,
	Type	1st Party,	Effect 31st March, 1982
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: T.A. 1885

APPEAL by Rory Carmody of 77, Broadford Hill, Ballinteer, Dublin, against the decision made on the 12th day of December, 1980, by the Council of the County of Dublin deciding to refuse permission for housing development on a site at Manor Avenue, Wainsfort Grove, Terenure, Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said housing development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the existing established non-conforming use on the site it is considered that provided the conditions specified in the Second Schedule are complied with the proposed development would result in an improvement in the residential amenities of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The proposed pedestrian access to the side of plot number 4 as indicated on drawing number 13780/4 shall be omitted and this area shall be incorporated into the said plot.	1. In the interests of residential amenity.
2. The proposed pedestrian access as indicated on the said drawing shall be continued along the entire length of the access driveway and it shall be 1 metre in width for that portion of the driveway east of plot number 4.	2. In the interests of traffic safety.

Contd./..

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced, or, failing agreement, shall be, as determined by An Bord Pleanála.</p> <p>4. The proposed open space area shall include provision for three visitors' car-parking spaces.</p> <p>5. The area shown as open space on the plans lodged shall be reserved for use as such and shall be levelled soiled, seeded and landscaped and shall be made available for use by the residents on completion of the houses.</p> <p>6. Screen walls, 2 metres in height and suitably capped and rendered shall be provided at all necessary locations as may be required by the planning authority to enclose rear gardens.</p> <p>7. The existing old boundary orchard wall shall be retained.</p>	<p>3. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p> <p>4. In the interests of traffic safety and residential amenity.</p> <p>5. In the interests of the amenities of future residents.</p> <p>6. and 7. In the interests of the residential amenity of the new houses and of other property in the vicinity.</p>

E. M. Walsh

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

Dated this 3/5/ day of March 1982.

DUBLIN COUNTY COUNCIL

Phone 724755
Ext. 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~PLANNING PERMISSION~~ PERMISSION: ~~REFUSAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

..... **Rory Carmody** Register Reference No. **PA/1885**
..... **77 Broadford Hill** Planning Control No. **7911**
..... **Ballinteer,** Application Received **15.10.80**
..... **Dublin 16.** Additional Inf. Recd.

APPLICANT **R. Carmody**

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ **A/2653/80** dated **12th December 1980** decide to refuse:

~~PLANNING PERMISSION~~

PERMISSION

~~REFUSAL~~

For..... **three semi detached and one detached dwelling at Manor Avenue, Terenure.**

for the following reasons:

1. The site is located in an area zoned to preserve and improve residential amenity in the Development Plan. The proposed dwelling houses in close proximity to existing residential properties on this restricted site, with inadequate and unsatisfactory access arrangements, would contravene materially this objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.
2. The proposed dwelling house on site No. 4 on a inadequate site with unacceptable rear garden depth in relation to Development Plan Standards, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date **12th December, 1980.**

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of the appeal and should be addressed to An Bord Pleanala, Block 6 & 7, Irish Life Centre, Lr. Abbey Street, Dublin 1 and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.