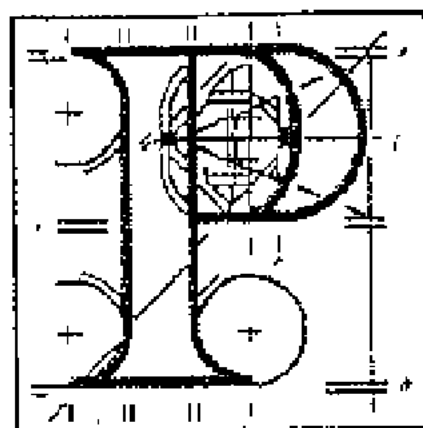


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0820	
1. Location	Bancroft Grove, to rear of 37 Tallaght Road, Tallaght, Co. Dublin.		
2. Development	To erect two new two storey dwellings.		
3. Date of Application	19/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fionnuala Hayes Architect, Address: 12 Sandycove Avenue West, Sandycove,		
5. Applicant	Name: Paul Doherty, Address: 181 Upper Rathmines Road, Dublin 6.		
6. Decision	O.C.M. No. 0068 Date 17/01/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	11/02/2000	Written Representations	
9. Appeal Decision	09/06/2000	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: S99A/0820

APPEAL by Paul Doherty care of Reid Associates of 2 Arran Square, off Lincoln Lane, Dublin against the decision made on the 17th day of January, 2000 by the Council of the County of South Dublin to refuse permission for the erection of two new two-storey houses at Bancroft Grove to rear of 37 Tallaght Road, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the erection of the said two new two-storey houses for the reason set out in the Schedule hereto.

SCHEDULE

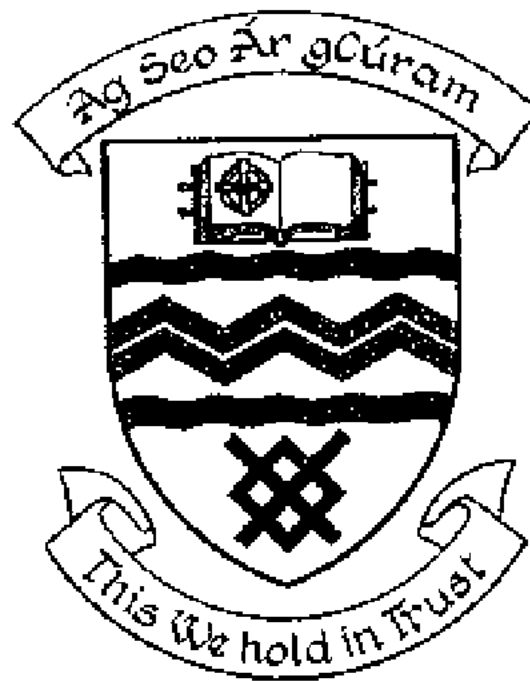
It is considered that the proposed development of two two-storey houses on this restricted and elevated site would be out of character with the pattern of development in the area and would be visually obtrusive. The proposed development would, therefore, seriously injure the amenities of the area and 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 9th day of June 2000.

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0820	
1. Location		Bancroft Grove, to rear of 37 Tallaght Road, Tallaght, Co. Dublin.			
2. Development		To erect two new two storey dwellings.			
3. Date of Application		19/11/99		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1. 2.	
4. Submitted by		Name: Fionnuala Hayes Architect, Address: 12 Sandycove Avenue West, Sandycove,			
5. Applicant		Name: Paul Doherty, Address: 181 Upper Rathmines Road, Dublin 6.			
6. Decision		O.C.M. No. 0068 Date 17/01/2000		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, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0068	Date of Decision 17/01/2000 <i>MA</i>
Register Reference S99A/0820	Date 19/11/99

Applicant Paul Doherty,
Development To erect two new two storey dwellings.
Location Bancroft Grove, to rear of 37 Tallaght Road, Tallaght, Co. Dublin.

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.

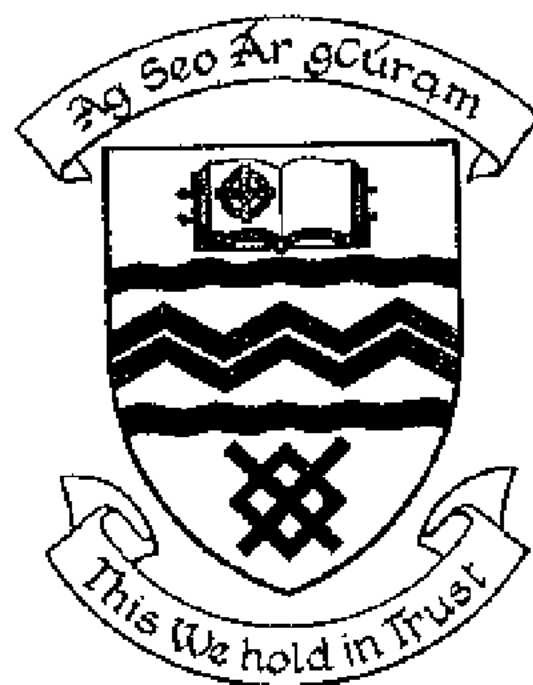
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

MA
..... 17/01/00
for SENIOR ADMINISTRATIVE OFFICER

Fionnuala Hayes Architect,
12 Sandycove Avenue West,
Sandycove,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0820

Reasons

- 1 The site is of insufficient size to meet the requirements of the Development Plan standard considered applicable in relation to off-street car parking. The proposed development would therefore be substandard and would set an undesirable precedent for additional substandard development and would endanger public safety by reason of traffic hazard. It is considered that four off-street parking spaces are required.
- 2 By virtue of the 'backland' nature of the site, the proposal would result in development which would be out of character with the pattern of development in the area and would set a precedent for further such development. By virtue of the development itself and the precedent it would set for further development in the area, a grant of planning permission would seriously injure the amenities of the property in the vicinity of the site.
- 3 The proposed site is elevated above the access roadway which serves it and the existing dwelling houses at Bancroft Court. A grant of Planning Permission would set a precedent for further such development in these elevated rear garden sites which would be detrimental to the visual amenities of the area and would seriously injure the amenities of the property in the vicinity.