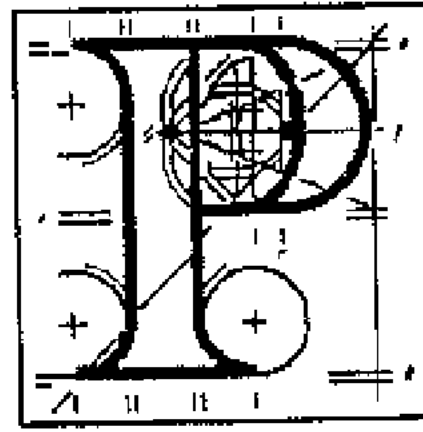


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0659	
1. Location	Mount Michael, Scholarstown Road, Dublin 14.		
2. Development	2 No 2 storey dwelling houses with provision of necessary additional turning circle and roadway from 'The Rookery'.		
3. Date of Application	20/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Hamilton Young Lawlor Ellison, Address: 12 Terenure Road East, Rathgar,		
5. Applicant	Name: Douglas Harrision, Address: Mount Michael, Scholarstown Road, Dublin 14.		
6. Decision	O.C.M. No. 2508 Date 18/11/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/12/1999	Written Representations	
9. Appeal Decision	12/07/2000	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/0659

APPEAL by Douglas Harrison care of Hamilton Young Lawlor Ellison Architects of 12 Terenure Road East, Rathgar, Dublin against the decision made on the 18th day of November, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of two number two-storey houses with provision of necessary additional turning circle and roadway from 'The Rookery' at Mount Michael, Scholarstown Road, 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

The site of the proposed development is zoned "to protect and/or improve residential amenity" in the current South Dublin County Development Plan. This zoning designation is considered reasonable. Having regard to the design, and in particular the height of the proposed dwellings relative to adjoining dwellings, it is considered that the proposed structures would not satisfactorily integrate with adjoining development in a manner which would be consistent with the proper planning and development of the area. It is therefore considered that the proposed development would seriously injure the residential amenity of adjoining properties 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.

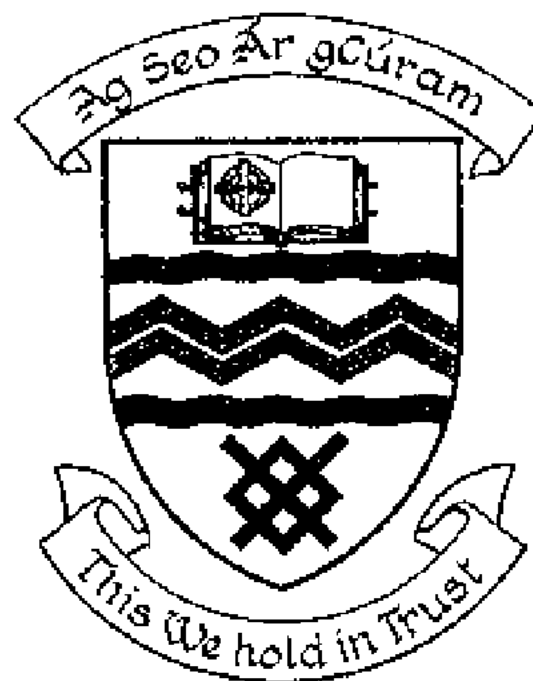
Dated this 12th day of July 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0659	
1. Location	Mount Michael, Scholarstown Road, Dublin 14.		
2. Development	2 No 2 storey dwelling houses with provision of necessary additional turning circle and roadway from 'The Rookery'.		
3. Date of Application	20/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Hamilton Young Lawlor Ellison, Address: 12 Terenure Road East, Rathgar,		
5. Applicant	Name: Douglas Harrision, Address: Mount Michael, Scholarstown Road, Dublin 14.		
6. Decision	O.C.M. No. 2508 Date 18/11/1999	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 2508	Date of Decision 18/11/1999
Register Reference S99A/0659	Date 20/09/99

Applicant Douglas Harrision,
Development 2 No 2 storey dwelling houses with provision of necessary additional turning circle and roadway from 'The Rookery'.
Location Mount Michael, Scholarstown Road, Dublin 14.

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

.....
for SENIOR ADMINISTRATIVE OFFICER

18/11/99

Hamilton Young Lawlor Ellison,
12 Terenure Road East,
Rathgar,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0659

Reasons

- 1 The subject site is zoned 'A', "to protect and/or improve residential amenity". It is considered that the proposed development, by reason of its height and design would materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 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 as such would contravene Section 3.4.13 of the South Dublin County Development Plan 1998.
- 3 The proposal, if granted permission, would prejudice the provision of access to lands to the south and west of the site. This would leave access to the District Distributor Route serving the proposed Scholarstown Interchange as the main option for access to these lands. This would endanger public safety by way of a traffic hazard and would be contrary to the proper planning and development of the area.