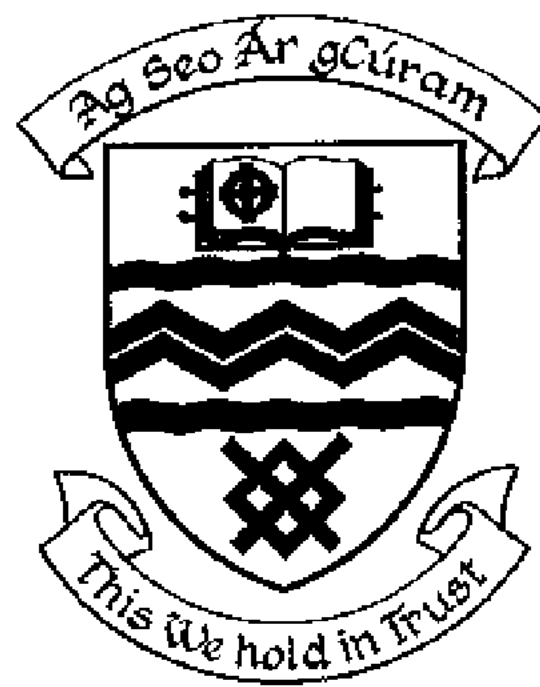


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0581	
1. Location	St. Enda's, Sarah Curran Avenue, Rathfarnham, Dublin 14.		
2. Development	Demolition of existing house and construction of 2 no. 4 bedroom dormer bungalows, one with attached double domestic garage.		
3. Date of Application	20/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Niall D. Brennan Associates, Address: 24 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Jean Raymond, Address: St. Enda's, Sarah Curran Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2262 Date 18/10/1999	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 2262	Date of Decision 18/10/1999 <i>/M</i>
Register Reference S99A/0581	Date 20/08/99

Applicant Jean Raymond,
Development Demolition of existing house and construction of 2 no. 4
bedroom dormer bungalows, one with attached double domestic
garage.
Location St. Enda's, Sarah Curran Avenue, Rathfarnham, 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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

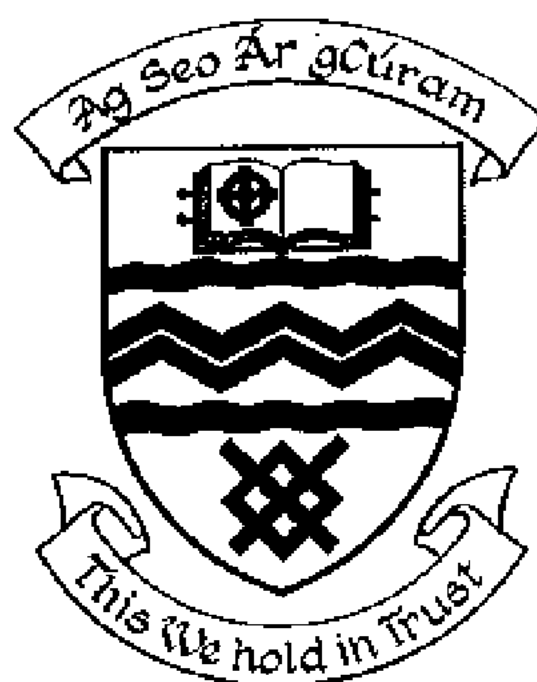
/M
..... 18/10/99
for SENIOR ADMINISTRATIVE OFFICER

Niall D. Brennan Associates,
24 Fitzwilliam Place,
Dublin 2.

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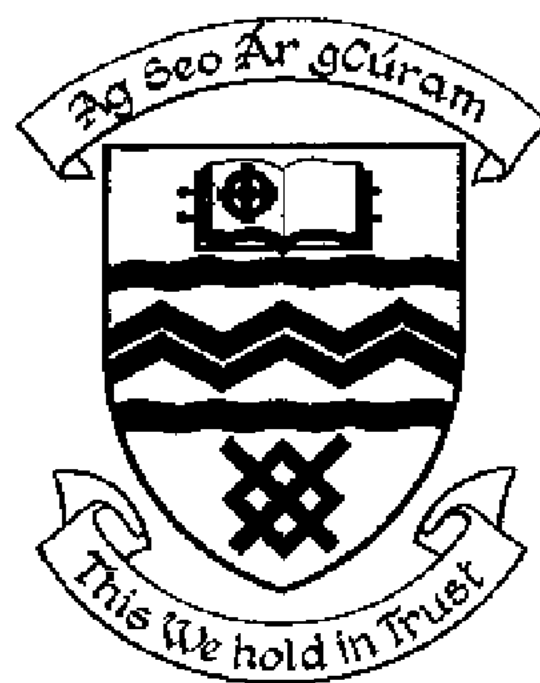
Reasons

- 1 The site is zoned 'F', "to preserve and provide for open space and recreational amenities" in the South Dublin County Development Plan 1998. The proposed development would result in the intensification of use on the site and an increase in the residential density in the area. Due to the zoning of the subject site it is considered that this would be an undesirable consequence of the proposed development and contrary to the use zoning objective.
- 2 The site is subject to an objective in the South Dublin Development Plan 1998 to protect and preserve trees and woodlands. Any development on site would therefore have to take cognisance of this objective. However, the current application has not addressed this issue and a detailed tree survey has not been prepared so as to illustrate compliance with this objective.
- 3 The subject site is the subject of Specific Local Objective 49 of the Development Plan which states : "Defer construction on the Grange Road connection to the Whitechurch road until the Green Route and Southern Cross Route are completed and open to traffic". Sarah Curran Avenue is a connection between Grange Road and Whitechurch Road and as a corner property it is considered that this Objective applies particularly to the subject site. The proposed development would therefore, materially prejudice the said local objective and would be contrary to the proper planning and development of the area.
- 4 The site is affected by long term road objectives in the Development Plan and as such the land required for the road improvement works must remain free from development. It is considered that the proposed development may prejudice reservation lines and as such would be contrary to the proper planning and development of the area.
- 5 It is considered that the demolition of one dwelling to be replaced by two dwellings on the subject site is premature pending the completion of the Green Route and the Southern Cross Motorway and the exact reservation required for proposed road works being identified.

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- 6 The proposed development would have a negative visual impact on St. Endas National Historic Park, would be detrimental to its amenity and would be contrary to the proper planning and development of the area.
- 7 The access to the site is deficient with regard to vision splays. The proposal would intensify use of this access and the proposed development would endanger public safety by reason of a traffic hazard.