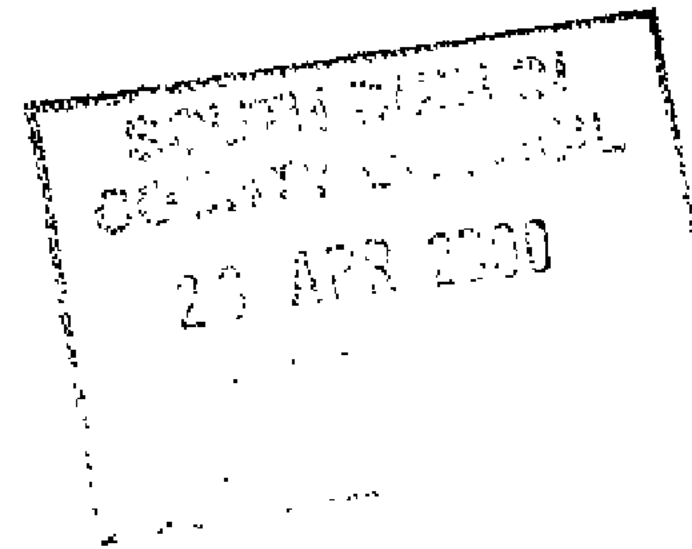
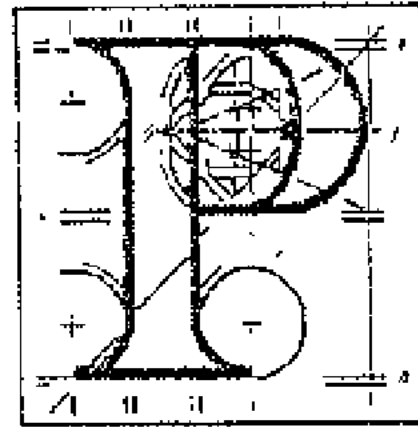


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0546	
1. Location	Adjoining 12 Rushbrook Crescent, Templeogue, Dublin 6W.		
2. Development	Detached dwelling house.		
3. Date of Application	05/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Louis Burke Architects, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: T. & K. McCarthy, Address: 37 Sallins Bridge, Sallins, Co. Kildare.		
6. Decision	O.C.M. No. 2156 Date 01/10/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	22/10/1999	Written Representations	
9. Appeal Decision	20/04/2000	Grant 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/0546

APPEAL by T. and K. McCarthy care of Louis Burke of Mantua Studio, Templeogue Bridge, Dublin against the decision made on the 1st day of October, 1999 by the Council of the County of South Dublin to refuse permission for the erection of a detached house adjoining 12 Rushbrook Crescent, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said detached house in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the location of the site at the end of a short cul-de-sac adjacent to a public open space, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of properties in the vicinity, or be otherwise contrary to the proper planning and development of the area.

WYW

SECOND SCHEDULE

1. The proposed house shall not be occupied until vehicular access and on site parking for one car has been provided in the curtilage remaining with number 12. The vehicular access to the curtilage remaining with number 12 and the proposed vehicular access to serve the proposed house shall be in accordance with details to be submitted to and agreed with the planning authority. The footpath and access from the public road shall be dishd and strengthened at the developer's expense. Any existing tree, the removal of which is required in order to provide the vehicular access points shall be replaced and the existing dishd area providing access to the curtilage of number 12 shall be incorporated into the grass strip at the edge of the carriageway in accordance with details to be agreed with the planning authority.

Reason: In the interest of road safety and visual amenity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

WJW

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

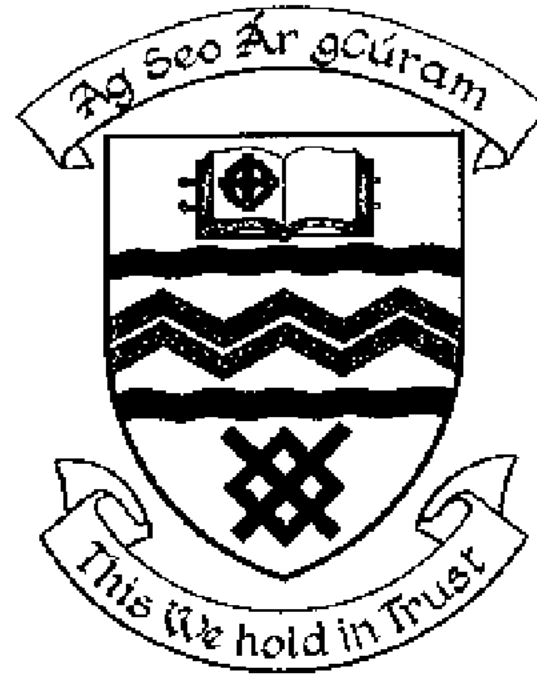


Michael Byrnes

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

Dated this *20th* day of *April* 2000.

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 2156	Date of Decision 01/10/1999 <i>MA</i>
Register Reference S99A/0546	Date 05/08/99

Applicant T. & K. McCarthy,
Development Detached dwelling house.
Location Adjoining 12 Rushbrook Crescent, Templeogue, Dublin 6W.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

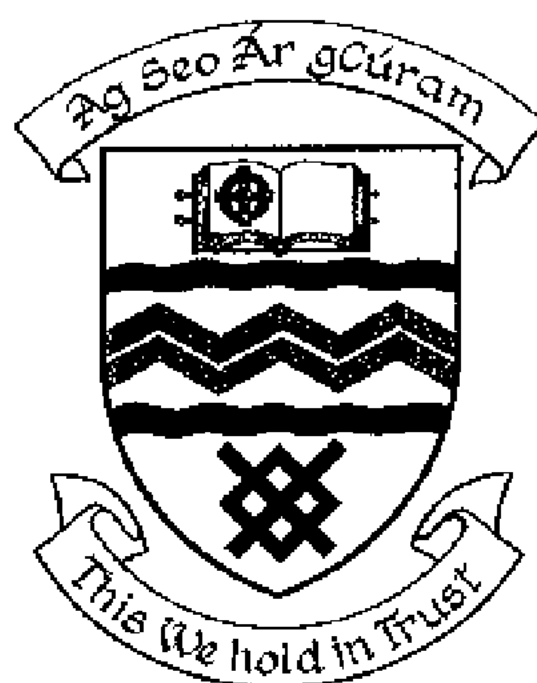
MA
..... 01/10/99
for SENIOR ADMINISTRATIVE OFFICER

Louis Burke Architects,
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S99A/0546

Reasons

- 1 Having regard to the limited size of the site and the requirements of the Planning Authority with respect to provision of private amenity space to the rear and the maintenance of established building lines, it is considered that the proposed development would constitute over development of a restricted site and would also constitute disorderly development, and as such would be seriously injurious to the residential amenities of the area and depreciate the value of property in the vicinity.
- 2 It is considered that the proposed dwelling is out of character in design terms with that of adjoining dwellings as such it is considered that it would be injurious to visual amenity and that it would depreciate the value of property in the vicinity.