

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0536	
1. Location	Bancroft Grove, to rear of 37 Tallaght Road, Tallaght, Dublin 24.		
2. Development	Erect two new two storey dwellings.		
3. Date of Application	03/08/99	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. 2131 Date 30/09/1999	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



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

Decision Order Number 2131	Date of Decision 30/09/1999 <i>MA</i>
Register Reference S99A/0536	Date 03/08/99

Applicant Paul Doherty,
Development Erect two new two storey dwellings.
Location Bancroft Grove, to rear of 37 Tallaght Road, Tallaght,
Dublin 24.

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

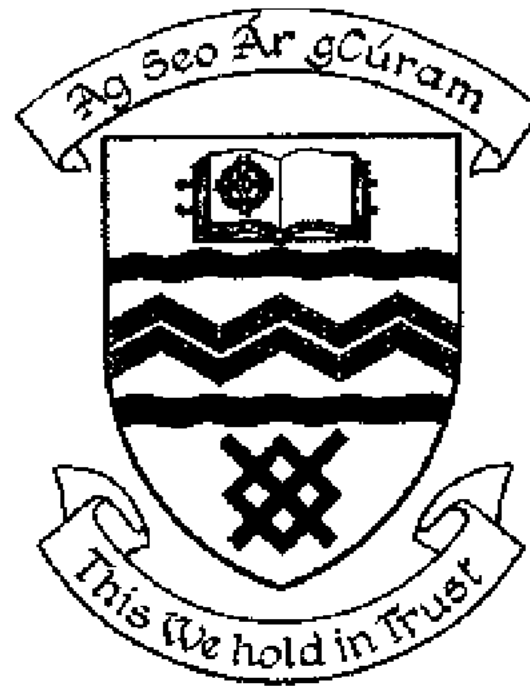
MA
..... 30/09/99
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S99A/0536

Reasons

- 1 The site is of insufficient size to satisfactorily meet the Development Plan standard considered applicable in relation to off street car parking. As such the proposed development would be substandard would set a 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 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 property in the vicinity of the site.