

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0393	
1. Location	Adjacent to No. 1 Main Road, Palmerstown, Dublin 20		
2. Development	Erect a two storey dwelling house.		
3. Date of Application	16/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: R.C. Design Services, Address: Moyalla, 2 Wynberg Park,		
5. Applicant	Name: Mr. Ciaran Coyne, Address: c/o R.C. Design Services, Moyalla, 2 Wynberg Park, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 1700 Date 11/08/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	10/09/1999	Written Representations	
9. Appeal Decision	07/03/2000	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/0393

APPEAL by Ciaran Coyne care of Manahan and Associates of 38 Dawson Street, Dublin, against the decision made on the 11th day of August, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a two-storey house on a site adjacent to number 1 Main Road, Palmerstown, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is considered that the proposed development, having regard to its over-intensive nature and its proximity to the adjoining narrow lane which affords access to lands generally to the south-west, would seriously restrict the provision of proper access to these lands, would result in the creation of a serious traffic hazard and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development, by reason of the inadequate provision of private amenity open space, would constitute overdevelopment on the site, would represent substandard development and would, therefore, contravene materially the policies and objectives of the current South Dublin County Development Plan, as set out in paragraph 3.4.16 (I) regarding the provision of private open space for private houses which policies and objectives are considered reasonable. The proposed development would, therefore, be contrary to the proper planning and development of the area.

WVW

3.

The proposed development, by reason of its proximity and location in relation to the existing house at the rear or south-west of the site, would seriously injure the residential amenity of that property and would depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Michael R. Wall

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

Dated this *7th* day of *March* 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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1700	Date of Decision 11/08/1999
Register Reference S99A/0393	Date 16/06/99

Applicant Mr. Ciaran Coyne,
Development Erect a two storey dwelling house.
Location Adjacent to No. 1 Main Road, Palmerstown, Dublin 20

Floor Area Sq Metres
Time extension(s) up to and including
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

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for SENIOR ADMINISTRATIVE OFFICER

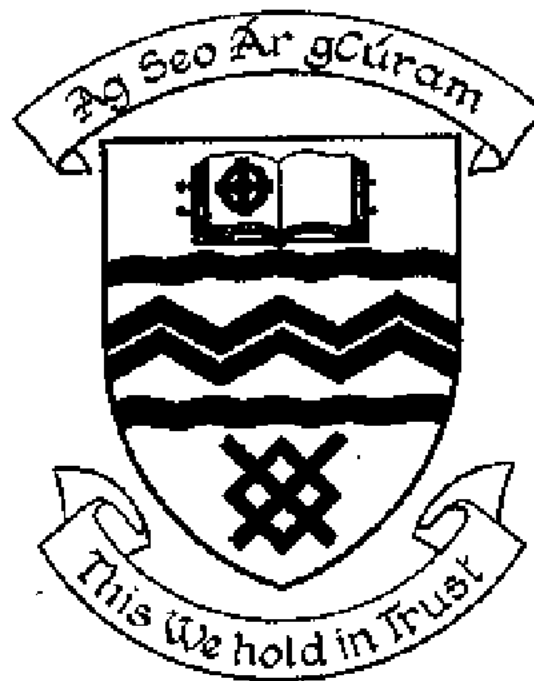
11/08/99

R.C. Design Services,
Moyalla,
2 Wynberg Park,
Blackrock,
Cb. Dublin.

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REG REF. S99A/0393

Reasons

- 1 The proposed development, by reason of the inadequate provision of private amenity open space, would constitute overdevelopment of the site and would represent substandard development, thereby materially contravening the policies and objectives of the South Dublin County Development Plan, 1998, as set out in paragraph 3.4.16(i), regarding the provision of private open space for private dwellings. The proposed development would thus be contrary to the proper planning and development of the area.
- 2 The proposed development, by reason of its design and detached structure, would be inconsistent with the pattern and character of existing development on the vicinity which is characterised by terraced artisan type dwellings, and would therefore seriously injure the amenities and depreciate the value of property in the vicinity. The proposal would thus be contrary to the proper planning and development of the area.