

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0159	
1. Location	Backweston Park, Cooldrinagh Road, Weston Lodge, Leixlip, Co. Kildare.		
2. Development	Dormer bungalow.		
3. Date of Application	15/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tiger Design, Address: Jordanstown, Enfield,		
5. Applicant	Name: Catherine O'Neill, Address: Backweston Park, Cooldrinagh Road, Weston Lodge, Leixlip, Co. Kildare.		
6. Decision	O.C.M. No. 0995 Date 13/05/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	11/06/1999	Written Representations	
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.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

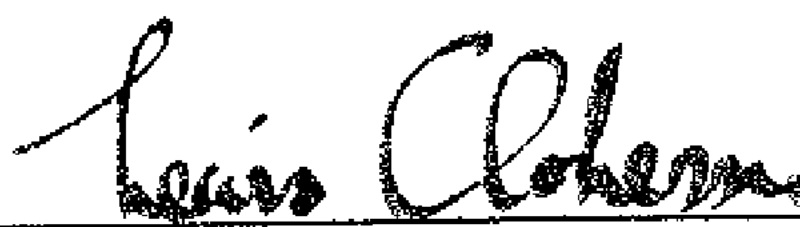
Planning Register Reference Number: S99A/0159

APPEAL by Catherine O'Neill care of Manahan and Associates of 38 Dawson Street, Dublin against the decision made on the 13th day of May, 1999 by the Council of the County of South Dublin to refuse permission for the construction of a dormer bungalow at Cooldrinagh Road, Back Weston Park, Newcastle, County Dublin:

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

SCHEDULE

1. The proposed development would contravene materially the zoning objective, as set out in the current Development Plan for the area, by failing to comply with residential development standards in areas designated as Green Belt areas in relation to site area, road frontage and site depth. The proposed development would set an undesirable precedent for similar developments in the vicinity, which would lead to the erosion of the Green Belt and would, therefore, be contrary to the proper planning and development of the area.
2. The roadway serving the proposed development, is substandard in width and inadequate to provide for the free flow of traffic and the safety of pedestrians. It is considered that the proposed development, by the generation of additional traffic turning movements close to a sharp right-angled bend, on a substandard road, would endanger public safety by reason of traffic hazard.



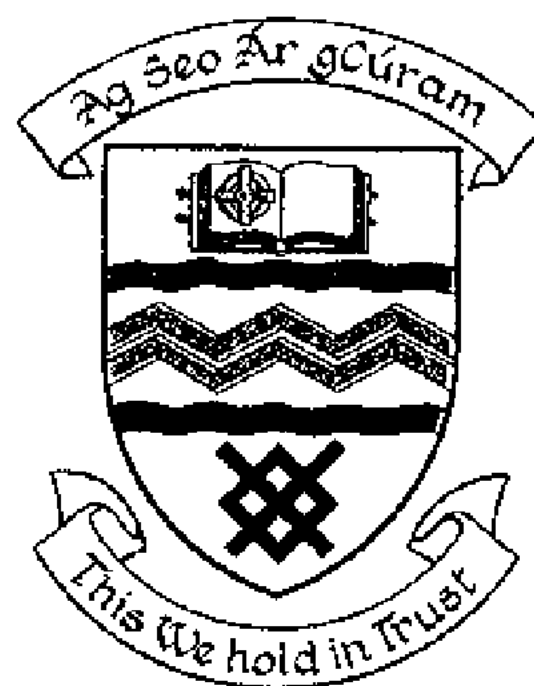
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 26th day of November 1999.

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 0995	Date of Decision 13/05/1999
Register Reference S99A/0159	Date 15th March 1999

Applicant Catherine O'Neill,
Development Dormer bungalow.
Location Backweston Park, Cooldrinagh Road, Weston Lodge, Leixlip,
Co. Kildare.

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

..... 13/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Tiger Design,
Jordanstown,
Enfield,
Co. Kildare.

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REG REF. S99A/0159

Reasons

1. Having regard to the fact that the road frontage of the site falls significantly short of 200 metres and that the depth of the site precludes the minimum setback of 70 metres as set out in Paragraph 3.3.11 of the 1998 South Dublin County Development Plan, it is considered that the proposal would materially contravene the zoning objective "to preserve a green belt between development areas" and would be contrary to the proper planning and development of the area.
2. The public road serving the proposed development is substandard in width and inadequate to provide for the free flow of traffic and the safety of pedestrians. It is considered that the proposed development, by the generation of additional traffic turning movements on this substandard road, would endanger public safety by way of traffic hazard.