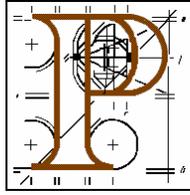


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2009

## South Dublin County

**Planning Register Reference Number: SD09A/0100**

An Bord Pleanála Reference Number: PL 06S.233836

**APPEAL** by Cyril Newman care of J and C Design of Unit 2, Old Quay, Strand Road, Sutton, Dublin against the decision made on the 5<sup>th</sup> day of May, 2009 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a single storey extension to the rear of the existing single storey doctor's surgery and construction of a new pitched roof over entire building with elevational modifications and all associated works at 69A Orwell Park Rise, Templeogue, Dublin.

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

The proposed development would double the number of consulting rooms within the existing doctor's surgery from one to two and the use of the appeal site would, therefore, be intensified. It is considered that vehicular traffic generated by the doctor's surgery would also increase along with the attendant need for car parking spaces. The proposed development does not propose the provision of any off-street car parking spaces and satisfactory on-street car parking is not available. The South Dublin County Development Plan 2004 – 2010 requires that each consulting room be accompanied by two car parking spaces. It is considered, therefore, that the proposed development would contravene the development plan, would cause an obstruction to road users, would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2009.**