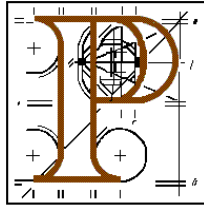


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**South Dublin County**

**Planning Register Reference Number: SD15A/0294**

An Bord Pleanála Reference Number: PL 06S.245900

**APPEAL** by Paul Crowley care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 20<sup>th</sup> day of November, 2015 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** A residential development comprising 10 number dwellings. The proposed development is comprised of (1) four number Type A, two bedroom two-storey semi-detached houses with attic conversions, (2) four number Type B, three bedroom two-storey end of terrace houses with attic conversions, (3) two number Type C, two bedroom two-storey mid terrace houses with attic conversions, (4) proposed new vehicular access road from Saint John's Road (passing over lands owned by South Dublin County Council) and (5) connections to all services and all ancillary site development works, all on lands fronting Fonthill Road and to the rear of Saint John's Road, Clondalkin, 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**

Having regard to the design, siting and orientation of the proposed development in the context of the permitted adjoining Primary Health Care Centre, under An Bord Pleanála appeal reference number PL 06S.239890 (planning register reference number SD11A/0135), it is considered that the proposed development would lead to a poor standard of residential amenity for the intended occupants of proposed dwellings numbers 5-10 and would result in a substandard form of amenity which would seriously injure the amenities of the area and would fail to provide an acceptable level of amenities for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

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

**Dated this                      day of                      2016.**