

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0677	
1. Location	Old Naas Road, Bluebell, Dublin 12.		
2. Development	Addition of penthouse to provide training and meeting rooms with associated lift and staircase, the development of the existing site access to provide seperate designated entrance and exit routes, the removal of derelict prefabricated accommodation from the site, the provision of additional car parking spaces as required by the development plan and associated sundry works.		
3. Date of Application	01/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kavanagh Tuite Architects, Address: 25 Lower Leeson Street, Dublin 2.		
5. Applicant	Name: The Irish Farm Centre Ltd., Address: Old Naas Road, Bluebell, Dublin 12.		
6. Decision	O.C.M. No. 2395 Date 27/11/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	23/12/1998	Written Representations	
9. Appeal Decision	22/04/1999	Grant 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 1998

County South Dublin

Planning Register Reference Number: S98A/0677

APPEAL by The Irish Farm Centre care of Kavanagh Tuite of 25 Lower Leeson Street, Dublin against the decision made on the 27th day of November, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the addition of a penthouse floor to provide training and meeting rooms with associated lift and staircase, the development of the existing site access to provide separate designated entrance and exit routes, the removal of derelict prefabricated accommodation from the site, the provision of additional car parking spaces and associated sundry works at Old Naas Road, Bluebell, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development provides for a reasonable extension to an existing building and, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The site shall be landscaped in accordance with a comprehensive scheme of landscaping which shall include a landscaped strip along the site frontage to the Old Naas Road. Details of the scheme shall be submitted to and agreed with the planning authority before development commences. The scheme shall include a timescale for its implementation.

Reason: In the interest of visual amenity.

RN
22/4/99

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Decision Order Number 2395	Date of Decision 27/11/98
Register Reference S98A/0677	Date 1st October 1998

Additional Information Requested/Received

..... 27/11/98
Kavanagh Tuite Architects, for SENIOR ADMINISTRATIVE OFFICER
25 Lower Leeson Street,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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REG REF. S98A/0677

Reasons

- 1 The proposed off-street car parking facilities are totally inadequate. The increase in traffic generated by the proposed development on a site where there is presently serious traffic congestion would exacerbate the existing congestion and would result in further on street car parking in the area and thereby endanger public safety by reason of a traffic hazard. A number of the proposed car parking spaces do not comply with Development Plan standards.
- 2 The establishment of a fifth floor in this area of predominately 2 storey structures would be visually intrusive and could lead to further demands for more intense developments on adjoining properties.
- 3 The proposal to remove the grass area and trees, particularly those along the Old Naas Road, would result in a serious loss of existing amenity and depreciate the value of property in the vicinity.
- 4 No reference is made to the existing structure beside the "Oil" area. The proposed car parking in the vicinity of this structure cannot be provided without the removal of the structure.