

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0232	
1. Location	514 and 515 Blessington Road, Tallaght, Dublin 24.		
2. Development	Change of use of No. 514 from a private house to an addiction support centre and (b) the construction of a two storey extension to the rear of 514 and the existing centre at No. 515 with a single storey link between it and No. 514 and 515.		
3. Date of Application	14/04/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/05/1998 2.	1. 08/05/1998 2.
4. Submitted by	Name: Prof. Cathal O'Neill, Address: Architects, 33 Pembroke Road, Ballsbridge,		
5. Applicant	Name: Eastern Health Board, Address: St. James Hospital, 1 James Street, Dublin 8.		
6. Decision	O.C.M. No. 1415  Date 17/07/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	13/08/1998	Written Representations	
9. Appeal Decision	11/02/1999	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 1998

County South Dublin

Planning Register Reference Number: S98A/232

**APPEAL** by The Molloy Group care of Fergal MacCabe of 56 Fitzwilliam Square, Dublin and by others against the decision made on the 17th day of July, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to the Eastern Health Board care of Cathal O'Neill of 33 Pembroke Road, Ballsbridge, Dublin for development comprising (a) the change of use from private house to an addiction support centre at 514 Blessington Road and (b) construction of a two-storey extension to the rear of 514 and the existing centre at 515 with a single storey link between it and numbers 514 and 515 Blessington Road, Tallaght, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## SCHEDULE

1. It is considered that, having regard to the nature and scale of the proposed development and the lack of adequate off-street car parking provision, the proposed development would constitute overdevelopment of the site. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and be contrary to the proper planning and development of the area.
2. It is the policy of the planning authority, as set out in the current development plan for the area, to conserve existing housing stock. This policy is considered reasonable. The proposed development at number 514 Blessington Road would result in the loss of an existing house and would, by the precedent which a grant of permission for it would set, seriously prejudice the continuance in residential use of houses in this area of the Blessington Road. It is also considered that the conservation of the residential character of the area is essential to the mixed use character of the village. The proposed development would result in the further extension of non-residential uses into the terrace and would, therefore, contravene the policy of the planning authority and be contrary to the proper planning and development of the area.

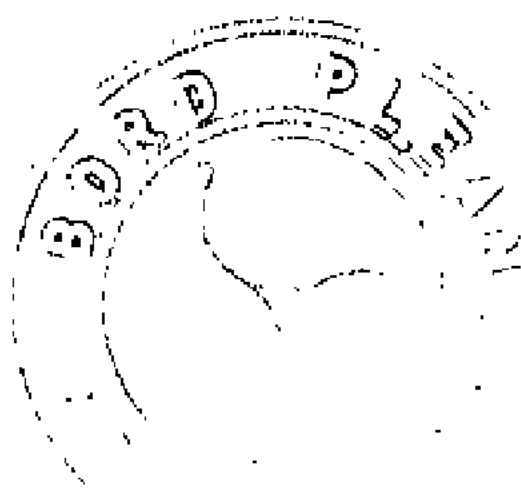


3. It is considered that the use of number 515 as a Health Centre is an unauthorised use. The proposed development therefore constitutes an extension to unauthorised development. The proposed development would facilitate the operation and use of the unauthorised development and would, therefore, be contrary to the proper planning and development of the area.

*Margaret Byrne*

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

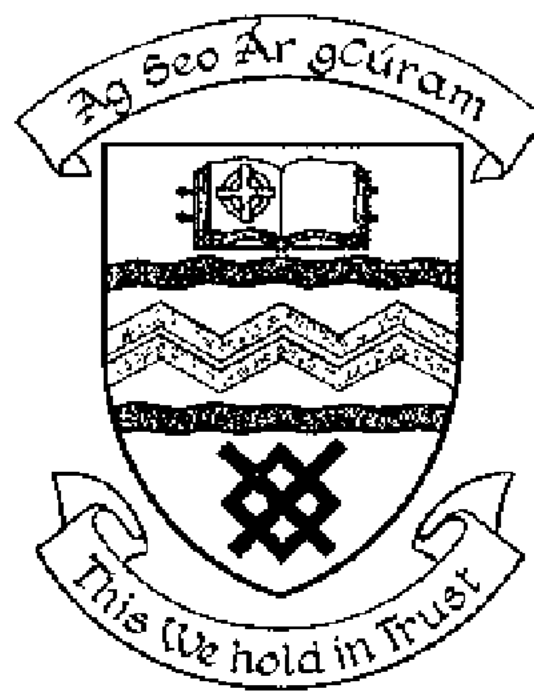
Dated this *11<sup>th</sup>* day of *February* 1999.



**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**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 1415	<b>Date of Decision</b> 17/07/98
<b>Register Reference</b> S98A/0232	<b>Date</b> 14th April 1998

**Applicant** Eastern Health Board,

**Development** Change of use of No. 514 from a private house to an addiction support centre and (b) the construction of a two storey extension to the rear of 514 and the existing centre at No. 515 with a single storey link between it and No. 514 and 515.

**Location** 514 and 515 Blessington Road, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including 20/07/98

**Additional Information Requested/Received** 01/05/98 /08/05/98

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 GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 9 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 17/07/98  
for SENIOR ADMINISTRATIVE OFFICER

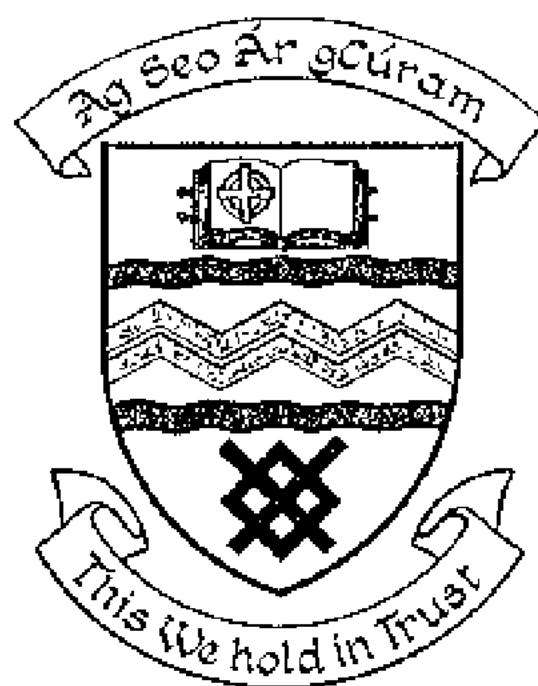
Prof. Cathal O'Neill,  
Architects,  
33 Pembroke Road,  
Ballsbridge,  
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL**  
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—REG-REF.—S98A/0232



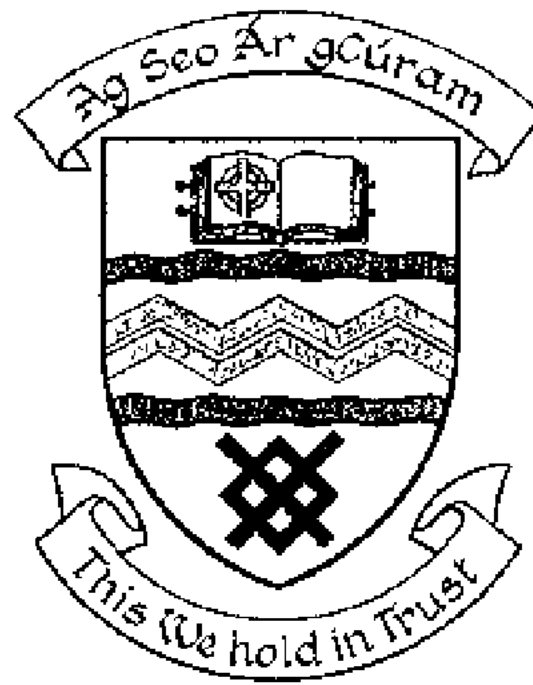
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received by the Planning Authority on 19/06/98, save as may be required by the other conditions attached hereto.  
**REASON:**  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This permission is for a period of TWO years from the date of final grant of planning permission. On the expiry of that period the use as an addiction support centre shall cease unless before the expiry of permission, a further permission for retention is granted by the Planning Authority or An Bord Pleanála on appeal.  
**REASON:**  
To enable the planning authority assess the impact of the proposed development on surrounding properties in the interest of the proper planning and development of the area.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
**REASON:**  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

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REASON:

In the interest of the proper planning and development of the area.

- 5 The proposed replacement of the front door of number 515 with a window shall include granite infill to match the existing facade of the house.

REASON:

In the interest of visual amenity.

- 6 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

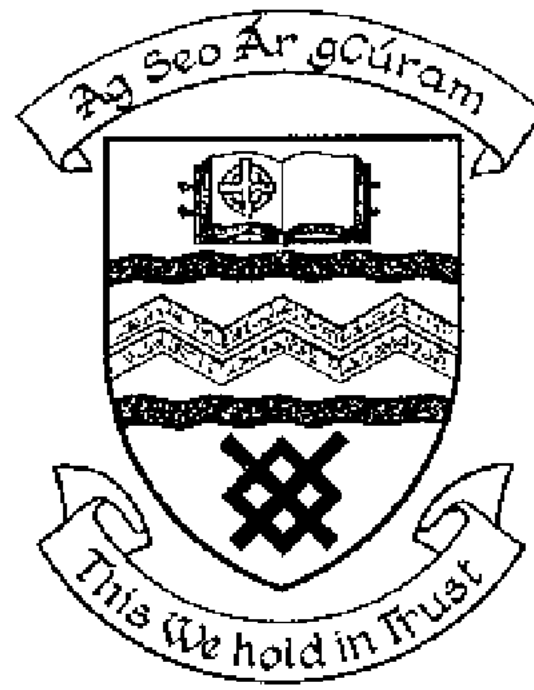
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 7 That a financial contribution in the sum of £1,009 (one thousand and nine pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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- 8 That a financial contribution in the sum of £1,187 (one thousand one hundred and eighty seven pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That the Board provide adequate security in the immediate vicinity of the centre to ensure that behaviour of persons in the environs is acceptable and not a source of nuisance to others as undertaken in the letter of additional information of 18th June 1998, at all times to when centre is operational.

**REASON:**

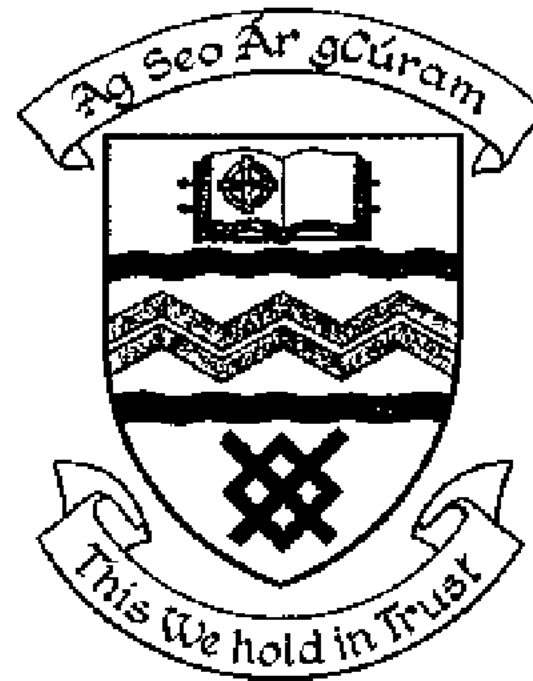
In the interest of the proper planning and development of the area and to prevent injury to amenity in the vicinity.

**NOTE:** Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 1338</b>	<b>Date of Decision 06/07/98</b>
<b>Register Reference S98A/0232</b>	<b>Date 14th April 1998</b>

**Applicant** Eastern Health Board,  
**App. Type** Permission  
**Development** Change of use of No. 514 from a private house to an  
addiction support centre and (b) the construction of a two  
storey extension to the rear of 514 and the existing centre  
at No. 515 with a single storey link between it and  
No. 514 and 515.

**Location** 514 and 515 Blessington Road, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/07/98

Yours faithfully

..... 06/07/98  
for SENIOR ADMINISTRATIVE OFFICER

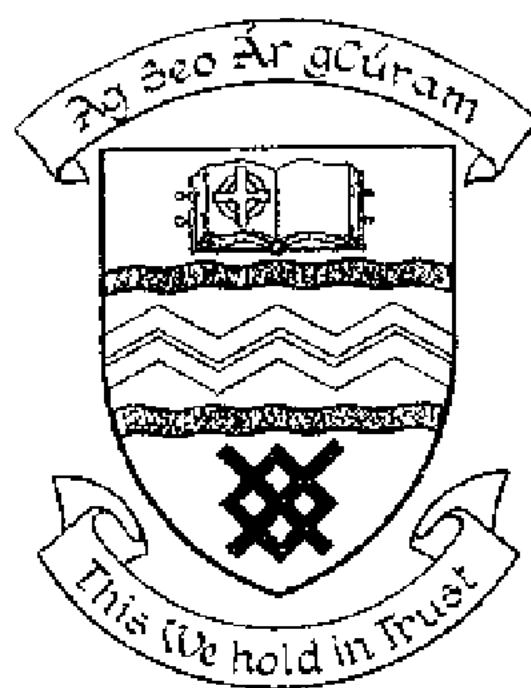
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0849	Date of Order 01/05/98
Register Reference S98A/0232	Date 14th April 1998

**Applicant** Eastern Health Board,

**Development** Change of use of No. 514 from a private house to an addiction support centre and (b) the construction of a two storey extension to the rear of 514 and the existing centre at No. 515 with a single storey link between it and No. 514 and 515.

**Location** 514 and 515 Blessington Road, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 28/04/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

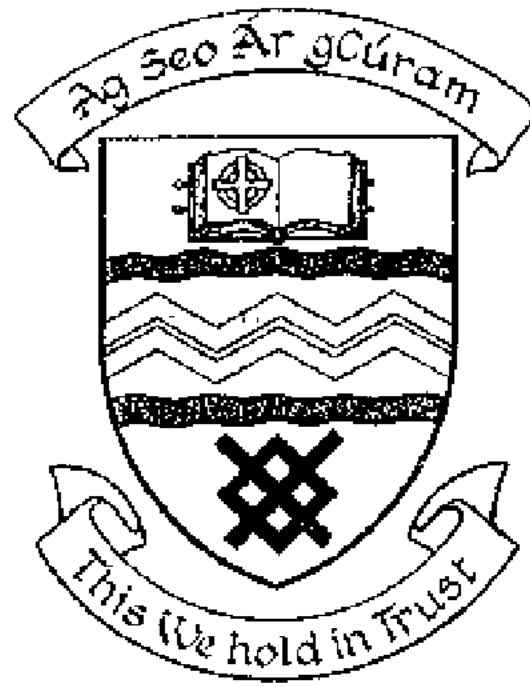
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:  
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Architects,  
33 Pembroke Road,  
Ballsbridge,  
Dublin 4.

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REG REF. S9.8A/0232



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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....<sup>DC</sup>..... 05/05/98  
for Senior Administrative Officer.