

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0081	
1. Location	The site is adjacent to Rathfarnham Castle, Dublin 14 includes the outbuildings at the Castle.		
2. Development	To build a development comprising a twenty bedroomed hotel with a bar serving the hotel and the public, and with a basement housing kitchens and bar store, refurbishment of existing building to a restaurant, serving the hotel and the public, refurbishment of existing building for use as a theatre, refurbishment of existing seismography house, and ancillary works, at the site which includes the out-buildings.		
3. Date of Application	18/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Vincent Coleman, Building Consultancy Address: 16 St. Stephen's Green, Dublin 2.		
5. Applicant	Name: Rathfarnham Courtyard Developments Ltd Address: 18 Merrion Row, Dublin 2.		
6. Decision	O.C.M. No. 2335  Date 19/11/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/12/1998	Written Representations	
9. Appeal Decision	17/08/1999	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 1999

County South Dublin

Planning Register Reference Number: S98A/0081

**APPEAL** by Rathfarnham Courtyard Developments Limited care of Building Consultancy Group of 16 Saint Stephen's Green, Dublin against the decision made on the 19th day of November, 1998 by the Council of the County of South Dublin to refuse permission for development comprising a twenty bedroom hotel with a bar serving the hotel and the public, and with a basement housing kitchens and bar store, refurbishment of existing building to a restaurant, serving the hotel and the public, refurbishment of existing building for use as a theatre, refurbishment of existing seismography house, and ancillary works, at a site which includes the out-buildings, adjacent to Rathfarnham Castle, Rathfarnham, County Dublin:

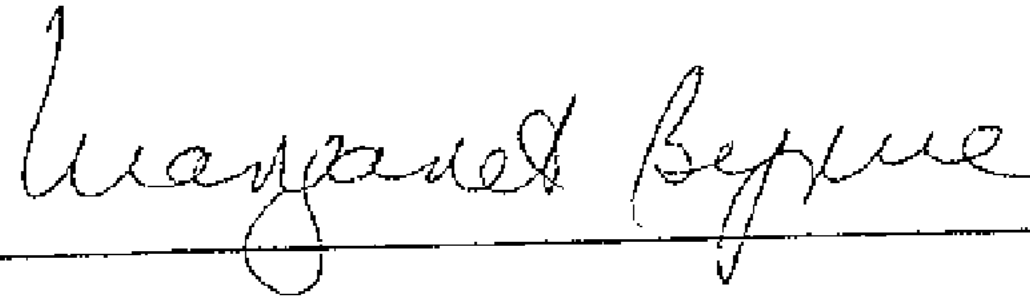
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

## SCHEDULE

On the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the application has been made by a person who has-

- (a) sufficient legal estate or interest in the entire site the subject of the application to enable the person to carry out the proposed works on the site, or
- (b) the approval of the person who has such sufficient legal estate or interest.

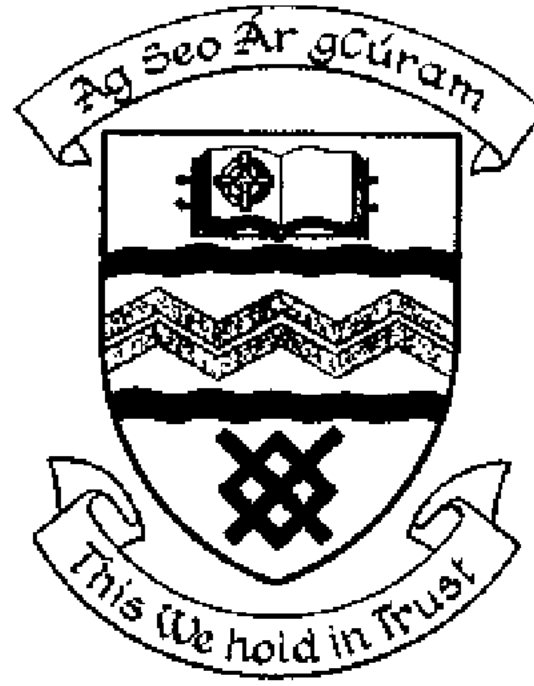
In these circumstances, it is considered that the Board is precluded from giving further consideration to the granting of permission for the development the subject of the application.



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

Dated this 17<sup>th</sup> day of August 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**

<b>Decision Order Number</b> 2335	<b>Date of Decision</b> 19/11/98
<b>Register Reference</b> S98A/0081	<b>Date</b> 18th February 1998

**Applicant** Rathfarnham Courtyard Developments Ltd

**Development** To build a development comprising a twenty bedroomed hotel with a bar serving the hotel and the public, and with a basement housing kitchens and bar store, refurbishment of existing building to a restaurant, serving the hotel and the public, refurbishment of existing building for use as a theatre, refurbishment of existing seismography house, and ancillary works, at the site which includes the out-buildings.

**Location** The site is adjacent to Rathfarnham Castle, Dublin 14 includes the outbuildings at the Castle.

**Floor Area** Sq Metres

**Time extension(s)** up to and including 20/11/98

**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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

Vincent Coleman, Building Consultancy  
16 St. Stephen's Green,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S98A/0081

..... 19/11/98  
for SENIOR ADMINISTRATIVE OFFICER

**Reasons**

- 1 The proposal is considered to be an inappropriate development in the context of the National Monument status of Rathfarnham Castle and as such is not in accordance with the proper planning and development of the area.
- 2 The applicant has not submitted evidence of ownership or the consent of the owners of that part of the site which is in the ownership of the state. It is considered therefore that the applicants do not have sufficient legal interest in the lands to enable them to carry out the proposal.
- 3 The application is deficient in the provision of car parking facilities. The minimum requirements of the Council as specified in the Development Plan have not been provided. The lack of adequate parking facilities would create serious traffic congestion in the vicinity and constitute a serious traffic hazard.

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

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

<b>Decision Order Number 1853</b>	<b>Date of Decision 16/09/98</b>
<b>Register Reference S98A/0081</b>	<b>Date 18th February 1998</b>

**Applicant** Rathfarnham Courtyard Developments Ltd  
**App. Type** Permission  
**Development** To build a development comprising a twenty bedroomed hotel with a bar serving the hotel and the public, and with a basement housing kitchens and bar store, refurbishment of existing building to a restaurant, serving the hotel and the public, refurbishment of existing building for use as a theatre, refurbishment of existing seismography house, and ancillary works, at the site which includes the out-buildings.

**Location** The site is adjacent to Rathfarnham Castle, Dublin 14 includes the outbuildings at the Castle.

Dear Sir / Madam,

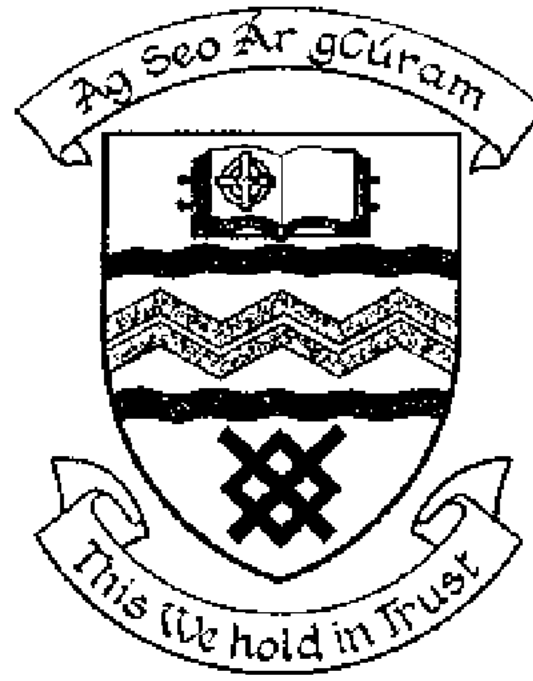
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/11/98

Yours faithfully

.....*PH*..... 17/09/98  
for SENIOR ADMINISTRATIVE OFFICER

Vincent Coleman, Building Consultancy  
16 St. Stephen's Green,  
Dublin 2.

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



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

Decision Order Number 1345	Date of Decision 07/07/98
Register Reference S98A/0081	Date 18th February 1998

**Applicant** Rathfarnham Courtyard Developments Ltd  
**App. Type** Permission  
**Development** To build a development comprising a twenty bedroomed hotel with a bar serving the hotel and the public, and with a basement housing kitchens and bar store, refurbishment of existing building to a restaurant, serving the hotel and the public, refurbishment of existing building for use as a theatre, refurbishment of existing seismography house, and ancillary works, at the site which includes the out-buildings.

**Location** The site is adjacent to Rathfarnham Castle, Dublin 14 includes the outbuildings at the Castle.

Dear Sir / Madam,

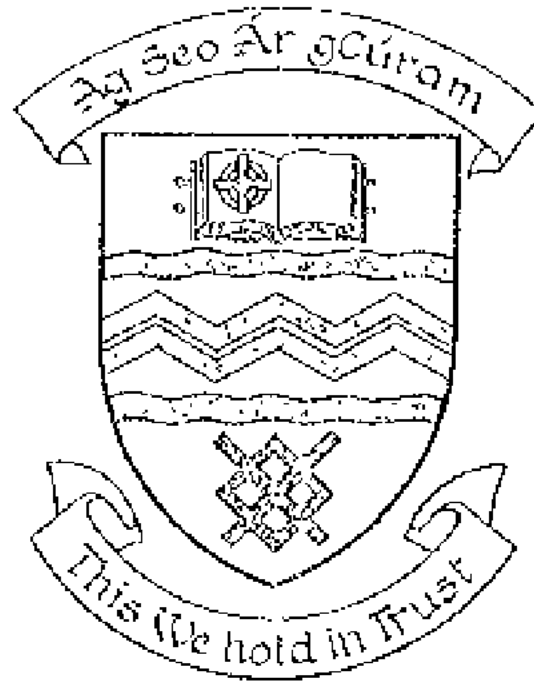
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/09/98

Yours faithfully

...S.M.C.  
for SENIOR ADMINISTRATIVE OFFICER 07/07/98

Vincent Coleman, Building Consultancy  
16 St. Stephen's Green,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0974	Date of Decision 21/05/98
Register Reference S98A/0081	Date 18th February 1998

**Applicant** Rathfarnham Courtyard Developments Ltd  
**App. Type** Permission  
**Development** To build a development comprising a twenty bedroomed hotel with a bar serving the hotel and the public, and with a basement housing kitchens and bar store, refurbishment of existing building to a restaurant, serving the hotel and the public, refurbishment of existing building for use as a theatre, refurbishment of existing seismography house, and ancillary works, at the site which includes the out-buildings.

**Location** The site is adjacent to Rathfarnham Castle, Dublin 14 includes the outbuildings at the Castle.

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

.....  
for SENIOR ADMINISTRATIVE OFFICER

21/05/98

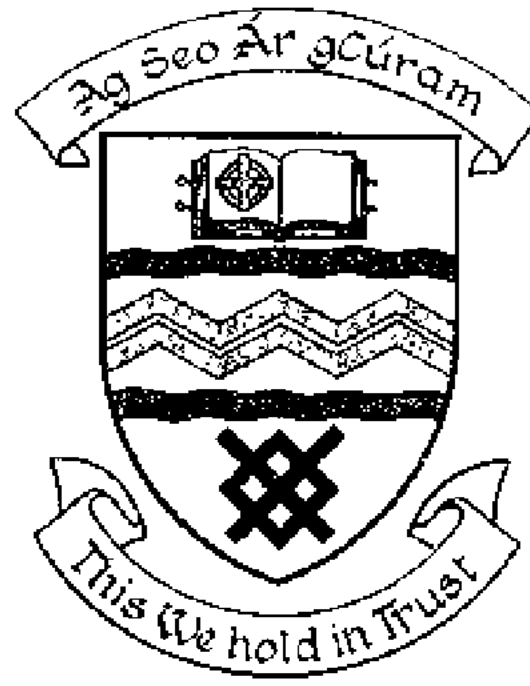
Vincent Coleman, Building Consultancy  
16 St. Stephen's Green,  
Dublin 2.



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

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

<b>Decision Order Number</b> 0687	<b>Date of Decision</b> 16/04/98
<b>Register Reference</b> S98A/0081	<b>Date</b> 18th February 1998

**Applicant** Rathfarnham Courtyard Developments Ltd  
**App. Type** Permission  
**Development** To build a development comprising a twenty bedroomed hotel with a bar serving the hotel and the public, and with a basement housing kitchens and bar store, refurbishment of existing building to a restaurant, serving the hotel and the public, refurbishment of existing building for use as a theatre, refurbishment of existing seismography house, and ancillary works, at the site which includes the out-buildings.

**Location** The site is adjacent to Rathfarnham Castle, Dublin 14 includes the outbuildings at the Castle.

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 20/05/98

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

16/04/98

Vincent Coleman, Building Consultancy  
16 St. Stephen's Green,  
Dublin 2.