

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0057	
1. Location	123 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	A partial change of use from solely residential to accommodate creche and residential use.		
3. Date of Application	09/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Malone O'Regan Consulting Engineers Address: Catherines House, Catherine St.,		
5. Applicant	Name: Ms. Orla O'Neill Address: 123 Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0615 Date 03/04/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	05/05/98	Written Representations	
9. Appeal Decision	04/09/98	Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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

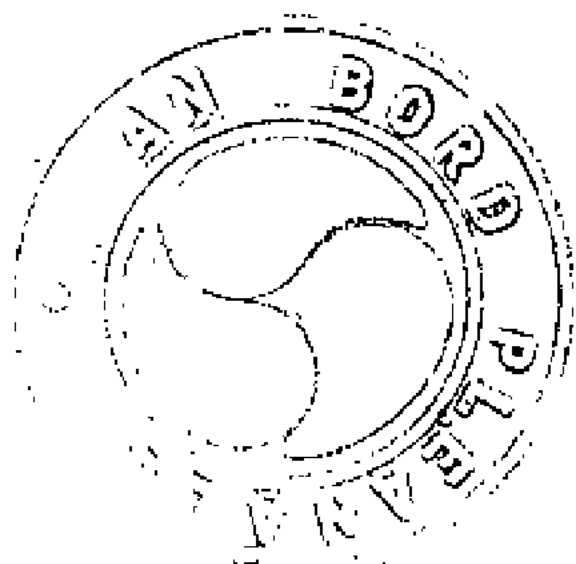
Planning Register Reference Number: S98A/0057

APPEAL by Orla O'Neill care of Malone O'Regan of Saint Catherine's House, Catherine Street, Waterford against the decision made on the 3rd day of April, 1998 by the Council of the County of South Dublin to refuse permission for development comprising partial change of use from solely residential to accommodate creche and residential use at 123 Butterfield Avenue, Rathfarnham, 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 the proposed development located in a semi-detached house would, by reason of noise and general disturbance and by the additional traffic movements generated, seriously injure the amenities and depreciate the value of property in the vicinity.
2. The proposed development would interfere with the safety and free flow of traffic by reason of inadequate off-street car parking and would tend to generate on-street car parking causing traffic congestion on this heavily-trafficked road. The proposed development would, therefore, be contrary to the proper planning and development of the area.

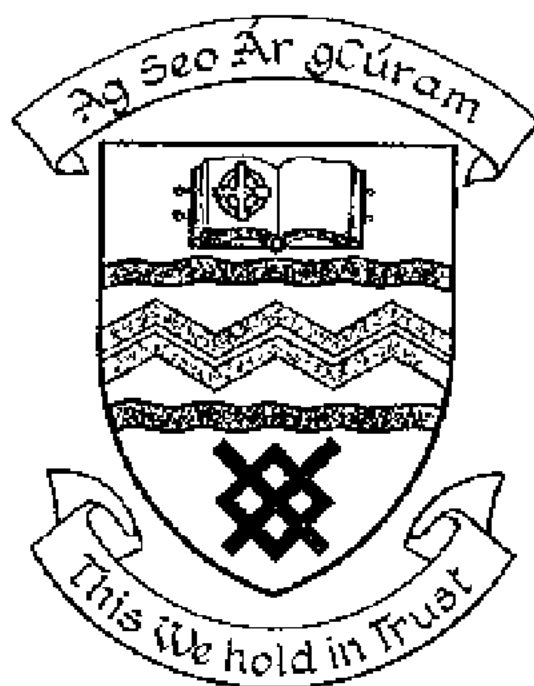


Donagh A. Murphy

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

Dated this 4th day of September 1998.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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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

Decision Order Number 0615	Date of Decision 03/04/98
Register Reference S98A/0057	Date 9th February 1998

Applicant Ms. Orla O'Neill

Development A partial change of use from solely residential to
accommodate creche and residential use.

Location 123 Butterfield Avenue, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

06/04/98

Malone O'Regan Consulting Engineers
Catherines House,
Catherine St.,
Waterford.

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REG REF. S98A/0057



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Reasons

- 1 The development by reason of residential density and size and extent of creche operation, lack of off-street car parking and traffic generation is not consistent with the zoning objective for the area 'to protect and improve residential development' and would seriously injure the amenities and depreciate the value of property in the vicinity.

- 2 The development by reason of inadequate off-street car parking would generate on-street parking and traffic congestion on this heavily trafficked road and would endanger public safety by reason of traffic hazard.