

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0044	
1. Location	35 Rathfarnham Road, Dublin 14.		
2. Development	Demolition of 2 storey house and re-construction of 3 storey premises over basement, consisting of ground floor retail shop with stores in basement and two floors of offices over.		
3. Date of Application	30/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: W.D.C. White & Associates, F.I. Arch., Address: 8 Grove Park Avenue, Glasnevin,		
5. Applicant	Name: Niall Hade, Address: 35 Rathfarnham Road, Dublin 14.		
6. Decision	O.C.M. No. 2430 Date 04/12/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	21/12/1998	Written Representations	
9. Appeal Decision	19/07/1999	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

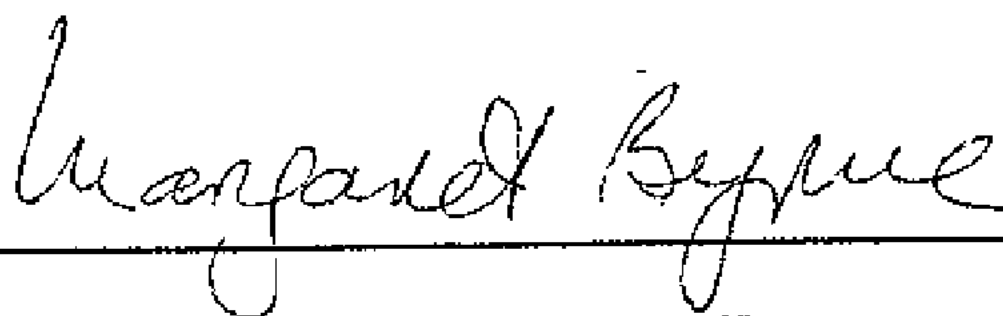
Planning Register Reference Number: S98A/044

APPEAL by Niall Hade care of MacGarry Associates of 196 Rathfarnham Road, Dublin against the decision made on the 4th day of December, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of a two-storey house and reconstruction of three-storey premises over basement, consisting of ground floor retail shop with stores in basement and two floors of offices over at 35 Rathfarnham Road, Dublin:

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

SCHEDULE

The proposed development, involving 100 per cent site coverage and with no set-back at first and second floors resulting in rear facing windows on the rear site boundary, would constitute overdevelopment of the site and would seriously injure the amenities of residential property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.



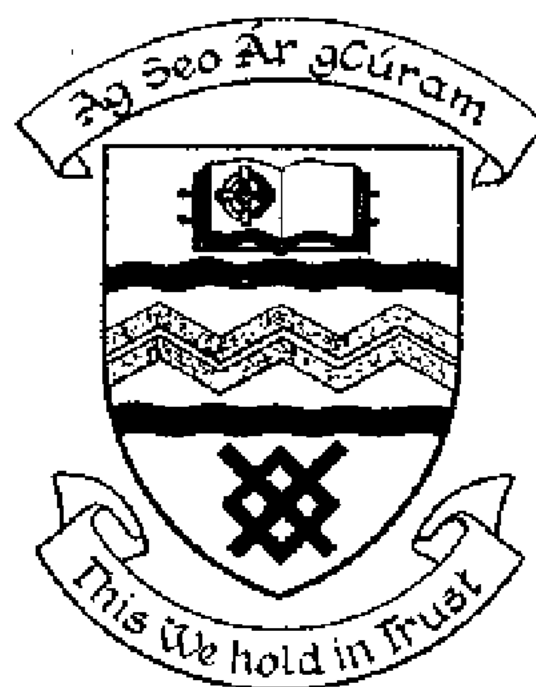
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 19th day of July 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.

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

Decision Order Number 2430	Date of Decision 04/12/98
Register Reference S98A/0044	Date 30th January 1998

Applicant Niall Hade,

Development Demolition of 2 storey house and re-construction of 3 storey premises over basement, consisting of ground floor retail shop with stores in basement and two floors of offices over.

Location 35 Rathfarnham Road, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including 10/12/98

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

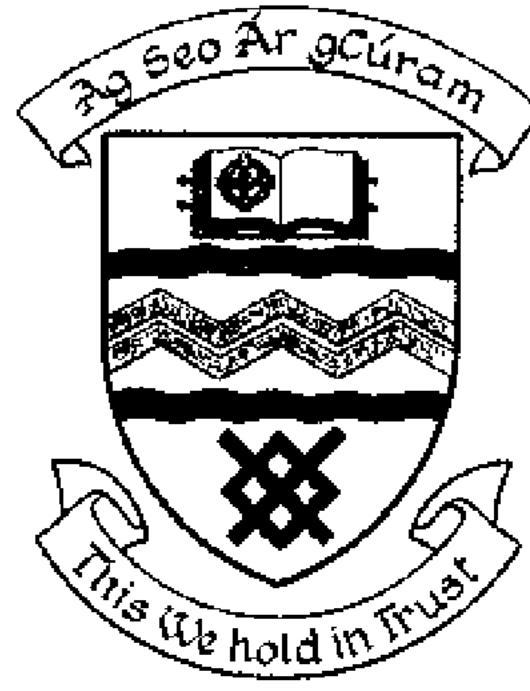
07/12/98

W.D.C. White & Associates, F.I. Arch.,
8 Grove Park Avenue,
Glasnevin,
Dublin 11.

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REG REF. S98A/0044

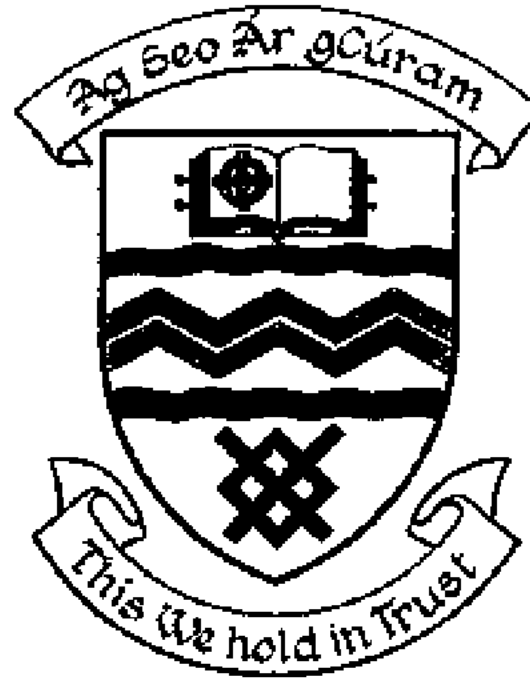
Reasons

- 1 The proposed development, involving 100% site coverage and including rear facing windows on the rear site boundary, would constitute gross overdevelopment of the site and would seriously injure the amenities of residential property in the vicinity.
- 2 The proposed development would generate an increased demand for off-street parking in a location where no additional off street parking facilities can be provided on site to serve the development. As such the proposed development would lead to on street parking which would cause serious traffic congestion and which would endanger public safety by reason of traffic hazard and obstruction to road users.

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

Decision Order Number 1201	Date of Decision 18/06/98
Register Reference S98A/0044	Date 30th January 1998

Applicant Niall Hade,
App. Type Permission
Development Demolition of 2 storey house and re-construction of 3 storey premises over basement, consisting of ground floor retail shop with stores in basement and two floors of offices over.
Location 35 Rathfarnham Road, Dublin 14.

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 10/12/98

Yours faithfully

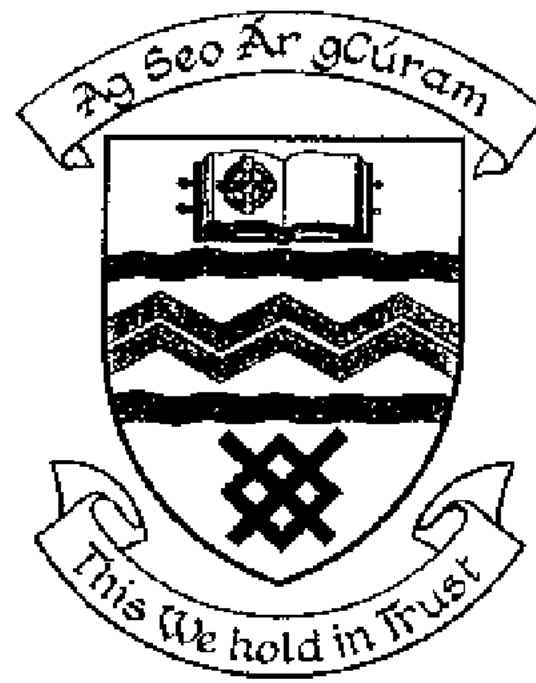
.....*DC*..... 18/06/98
for SENIOR ADMINISTRATIVE OFFICER

W.D.C. White & Associates, F.I. Arch.,
8 Grove Park Avenue,
Glasnevin,
Dublin 11.

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0764	Date of Decision 22/04/98
Register Reference S98A/0044	Date 30th January 1998

Applicant Niall Hade,
App. Type Permission
Development Demolition of 2 storey house and re-construction of 3 storey premises over basement, consisting of ground floor retail shop with stores in basement and two floors of offices over.

Location 35 Rathfarnham Road, Dublin 14.

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 22/06/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

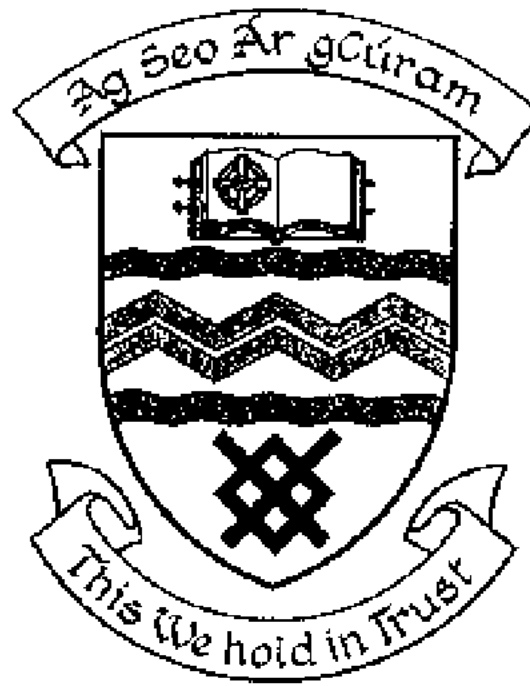
22/04/98

W.D.C. White & Associates, F.I. Arch.,
8 Grove Park Avenue,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0536	Date of Decision 26/03/98
Register Reference S98A/0044	Date 30th January 1998

Applicant Niall Hade,
App. Type Permission
Development Demolition of 2 storey house and re-construction of 3 storey premises over basement, consisting of ground floor retail shop with stores in basement and two floors of offices over.
Location 35 Rathfarnham Road, Dublin 14.

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 26/04/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

26/03/98

W.D.C. White & Associates, F.I. Arch.,
8 Grove Park Avenue,
Glasnevin,
Dublin 11.