

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0809	
1. Location	The Castle Inn, 38-39 Main Street, Rathfarnham, Dublin 14.		
2. Development	Retention and completion of front elevational alterations to previously approved planning application.		
3. Date of Application	12/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/01/98 2.	1. 19/01/98 2.
4. Submitted by	Name: Mr. Fergal Fitzpatrick, Address: c/o Paul Joyce Architects, Les Buissonnets,		
5. Applicant	Name: J. J. Donnellan Ltd., Address: 38-39 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0454 Date 13/03/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	14/04/98	Written Representations	
9. Appeal Decision	12/10/98	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

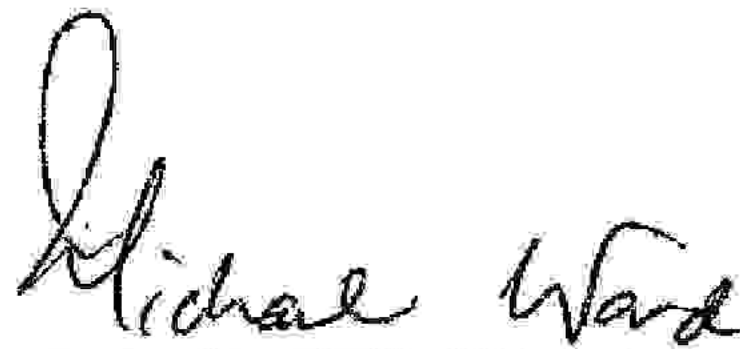
Planning Register Reference Number: S97A/0809

APPEAL by Castle Inn care of Paul Joyce Architects of Les Buissonnets, Richmond Avenue South, Dartry, Dublin against the decision made on the 13th day of March, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the retention and completion of front elevational alterations to previously approved planning application at The Castle Inn, 38-39 Main Street, Rathfarnham, Dublin:

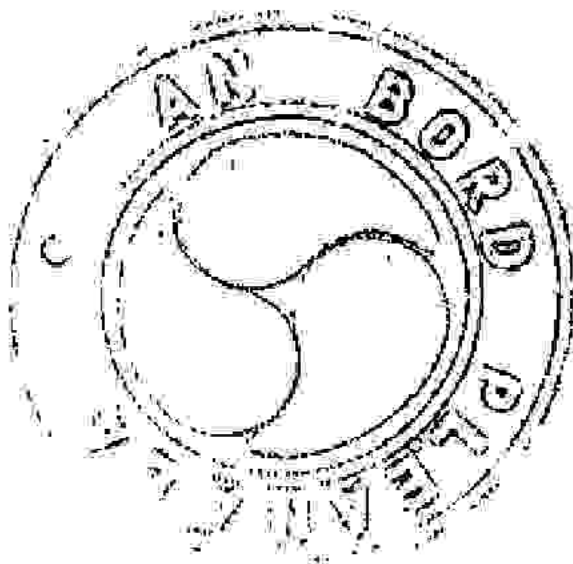
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The development by reason of design, materials and finishes is incongruous with the streetscape and contravenes materially the objective in the Development Plan which relates to Rathfarnham Village 'to protect and enhance the special physical and social character of town and village centres', and is, thereby, 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 12th day of October 1998.

**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**

Decision Order Number 0454	Date of Decision 13/03/98
Register Reference S97A/0809	Date 12th December 1997

Applicant J. J. Donnellan Ltd.,
Development Retention and completion of front elevational alterations to previously approved planning application.
Location The Castle Inn, 38-39 Main Street, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/01/98 /19/01/98

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 **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

.....*LB*..... 13/03/98
for SENIOR ADMINISTRATIVE OFFICER

Mr. Fergal Fitzpatrick,
c/o Paul Joyce Architects,
Les Buissonnets,
Richmond Avenue South,
Dartry, Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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Reasons

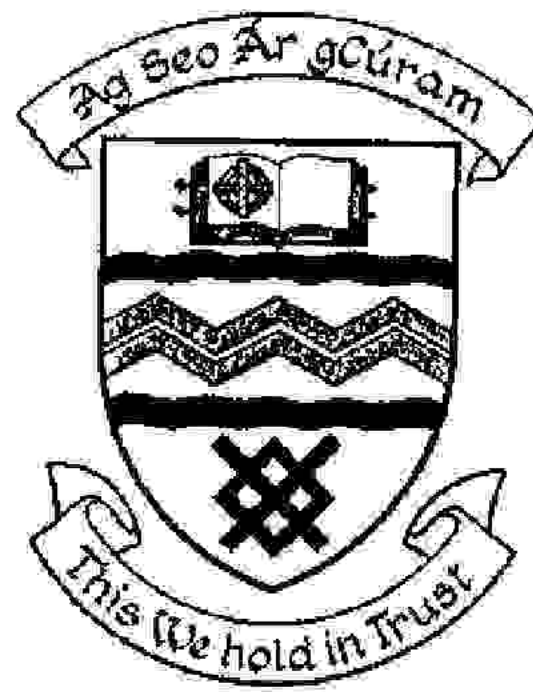
- 1 The development by reason of design, materials and finishes is incongruous with the streetscape and contravenes materially the objective in the Development Plan which relates to Rathfarnham Village 'to protect and enhance the special physical and social character of town and village centres', and is thereby not consistent with the proper planning and development of the area.

- 2 The granting of permission for this development would set a precedent for excessive usage of materials and finishes not in keeping with the character of those used in Rathfarnham Village and would thereby detract from the amenities of the area.

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

Order Number 0012	Date of order 07/01/98
Register Reference S97A/0809	Date 12th December 1997

Applicant J. J. Donnellan Ltd.,

Development Retention and completion of front elevational alterations to previously approved planning application.

Location The Castle Inn, 38-39 Main Street, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 23/12/97 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 the Department:

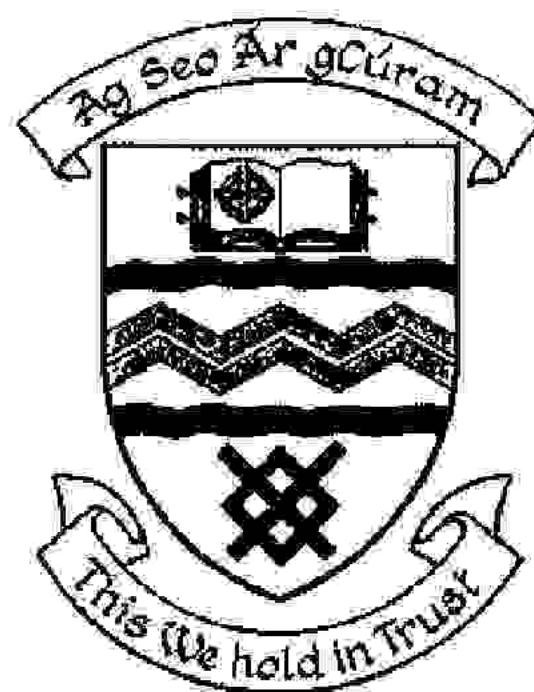
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

Mr. Fergal Fitzpatrick,
c/o Paul Joyce Architects,
Les Buissonnets,
Richmond Avenue South,
Dartry, Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0809

- (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,

.....
for Senior Administrative Officer.

07/01/98