

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0577	
1. Location	old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	A single storey freestanding taxi office.		
3. Date of Application	09/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian O'Connell, Address: Brady Stanley O'Connell Associates, 9 Fitzwilliam Place,		
5. Applicant	Name: Mr. David Lavin, Address: old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 3052 Date 06/11/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	05/12/97	Written Representations	
9. Appeal Decision	04/06/98	Grant 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/0577

APPEAL by David Lavin care of Brady Stanley O'Connell Associates of 9 Fitzwilliam Place, Dublin against the decision made on the 6th day of November, 1997 by the Council of the County of South Dublin to refuse permission for the erection of a single storey free-standing taxi office at the Old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said taxi office in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to -

- (a) the nature and scale of the proposed development,
- (b) the location of the proposed site within a car parking area associated with a public house, off-licence and two restaurants, and
- (c) the authorised use of the proposed site for car parking,

it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The benches shown on drawing number 3260-10 submitted to the planning authority on the 9th day of September, 1997 shall be omitted.

Reason: To encourage customers of the taxi service to use the waiting room within the taxi office, in the interest of the amenities of the area.

DAM.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 3052	Date of Decision 06/11/97
Register Reference S97A/0577	Date 9th September 1997

Applicant Mr. David Lavin,
Development A single storey freestanding taxi office.
Location Old Orchard Inn, 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 (3) Reasons on the attached Numbered Pages.

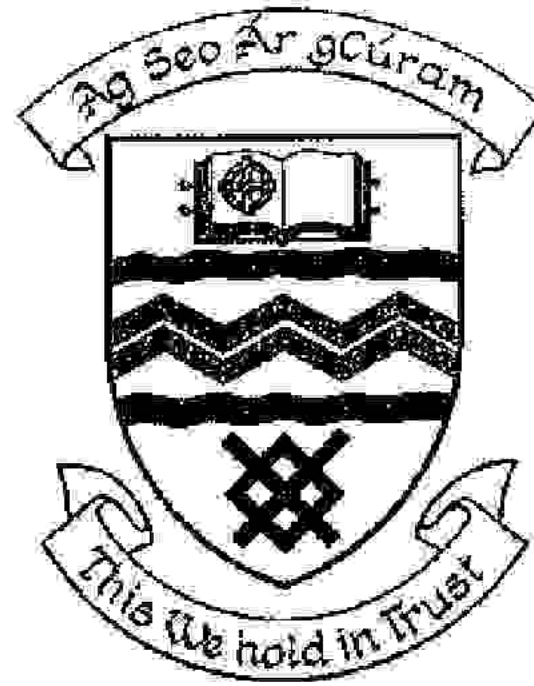
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

06/11/97

Brian O'Connell,
Brady Stanley O'Connell Associates,
9 Fitzwilliam Place,
Dublin 2.

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REG REF. S97A/0577

Reasons

- 1 The proposed development by reason of its use, noise, relationship with adjacent residential property and additional traffic would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development is not consistent with the proper planning and development of the area.
- 2 The proposed development constitutes an additional commercial use on a site zoned 'to protect and improve residential amenity'. It is not considered to enhance the residential amenities of the area and thereby contravenes materially an objective of the Development Plan.
- 3 The proposed development is located on an area designated for car parking in previously approved plans S97A/0112 and as such contravenes materially Condition No. 1 of that permission.