

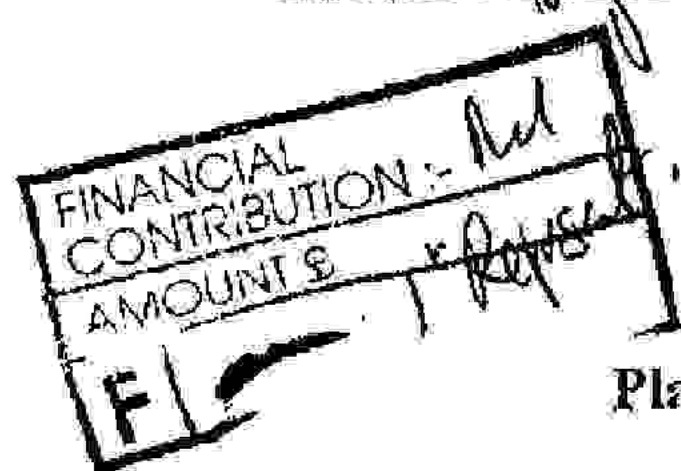
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0452	
1. Location	4 Castle Road, Castle Riada, Lucan, Co. Dublin.		
2. Development	Change of use of ground floor from residential to doctors surgery.		
3. Date of Application	11/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Feargall Kenny, Architect, Address: 9 Village Craft Centre, Cornelscourt,		
5. Applicant	Name: Dr. S. Maharaj, Address: 4 Castle Road, Castle Riada, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1795 Date 09/09/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/10/97	Written Representations	
9. Appeal Decision	09/02/98	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.	

P/0329/98

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders AN BORD PLEANÁLA

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



County South Dublin

Planning Register Reference Number: S97A/0452

APPEAL by Shvaum Maharaj care of Feargall Kenny of 9 Village Crafts Centre, Cornelscourt, Dublin against the decision made on the 9th day of September, 1997 by the Council of the County of South Dublin to refuse permission for change of use of ground floor from residential to doctor's surgery at 4 Castle Road, Castle Riada, Lucan, County Dublin:

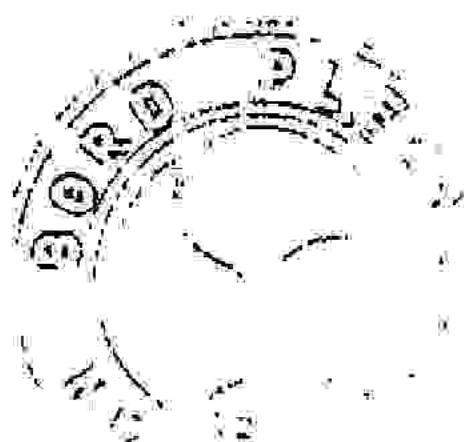
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the continuance of use of the said ground floor as a doctor's surgery for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the proximity of the development to the nearby Neighbourhood Centre, it is considered that the continuance of use of part of the house as a surgery would be contrary to the Action Area Plan for the area and would, therefore, be contrary to the proper planning and development of the area.
2. By reason of the location of the development in a residential area, it is considered that the development would seriously injure the amenities of property in the vicinity and 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 6th day of February 1998.



PL 06S.104231

An Bord Pleanála

Page 1 of 1

Order :	Noted.
Senior Administrative Approved Officer	
to whom the appropriate powers have been delegated by order of the County Manager.	
Dated <u>19th</u> day of <u>February</u> 19 <u>98</u>	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1795	Date of Decision 09/09/97
Register Reference S97A/0452	Date 11th July 1997

Applicant Dr. S. Maharaj,

Development Change of use of ground floor from residential to doctors surgery.

Location 4 Castle Road, Castle Riada, Lucan, Co. Dublin.

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

.....*HS*..... 09/09/97
for SENIOR ADMINISTRATIVE OFFICER

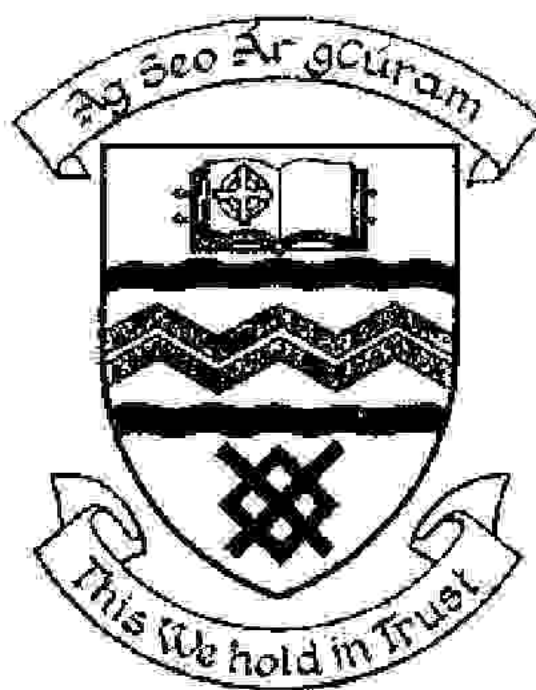
Feargall Kenny, Architect,
9 Village Craft Centre,
Cornelscourt,
Dublin 18.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0452



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Reasons

- 1 Having regard to the provision of a medical centre at the Ballyowen neighbourhood centre which is in proximity to the Castle Riada housing development, it is considered that the development would have a negative impact on the provision of such facilities at the neighbourhood centre and would therefore be contrary to the Action Area Plan for the area and be contrary to the proper planning and development of the area.
- 2 Having regard to the lack of kitchen facilities at first floor level it is considered that the first floor level could not be used for self-contained residential accommodation. As such, the proposed development would conflict with the policies of the Dublin County Development Plan 1993 with respect to home based economic activities as set out at paragraph 3.9.4 of the Development Plan.
- 3 The development being located within a residential area, is seriously injurious to the amenities and depreciates the value of property in the vicinity.