

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0315	
1. Location	6 Main Street, Tallaght, Dublin 24.		
2. Development	Change of use of dwelling house to office, general refurbishment to include first floor extension to rear.		
3. Date of Application	20/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/07/97 2.	1. 13/08/97 2.
4. Submitted by	Name: Better Investments Ltd., Address: 18 Rathgar Road, Rathmines, Dublin 6.		
5. Applicant	Name: Better Investments Ltd., Address: 18 Rathgar Road, Rathmines, Dublin 6.		
6. Decision	O.C.M. No. 2029  Date 09/10/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	31/10/97	Written Representations	
9. Appeal Decision	27/02/98	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.	

**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.

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

<b>Decision Order Number</b> 2029	<b>Date of Decision</b> 09/10/97
<b>Register Reference</b> S97A/0315	<b>Date</b> 20th May 1997

**Applicant** Better Investments Ltd.,

**Development** Change of use of dwelling house to office, general  
refurbishment to include first floor extension to rear.

**Location** 6 Main Street, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 16/07/97 /13/08/97

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.

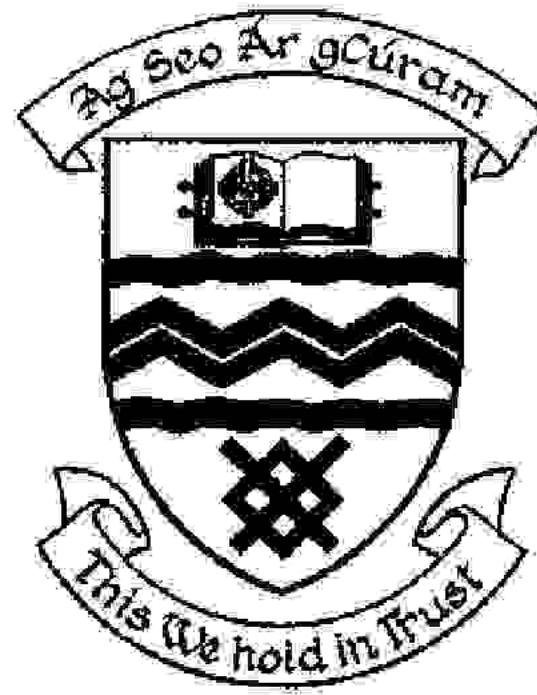
Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

09/10/97

Better Investments Ltd.,  
18 Rathgar Road,  
Rathmines,  
Dublin 6.

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**Reasons**

- 1 \* The proposed development is located in an area where it is an objective of the Planning Authority to protect the special physical and social character of the village centre. The proposed development would result in the further expansion of non-residential uses into the existing terrace of houses at this location. It would therefore seriously prejudice the continued viability of such residential use which contributes significantly to the established mixed-use character of the village, and would not be consistent with the zoning objective for the area, and would not be in accordance with the proper planning and development of the area.
- 2 The proposed development by virtue of its location in a terrace of houses predominantly in residential use, and the direct overlooking of the rear of neighbouring houses would seriously injure the amenities of residential property in the vicinity.
- 3 The proposed development would result in the loss of an existing residential house and would seriously prejudice the future retention of neighbouring houses in residential use. It would therefore be contrary to the policy of the council to conserve the existing housing stock in all areas.



# AN BORD PLEANÁLA

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

## County South Dublin

Planning Register Reference Number: S97A/0315

**APPEAL** by Better Investments Limited care of Michael T. Hyland of 14 Cherry Avenue, Carpenterstown, Dublin against the decision made on the 9th day of October, 1997 by the Council of the County of South Dublin to refuse permission for development comprising change of use of house to offices, general refurbishment to include first floor extension to rear at 6 Main Street, Tallaght, Dublin:

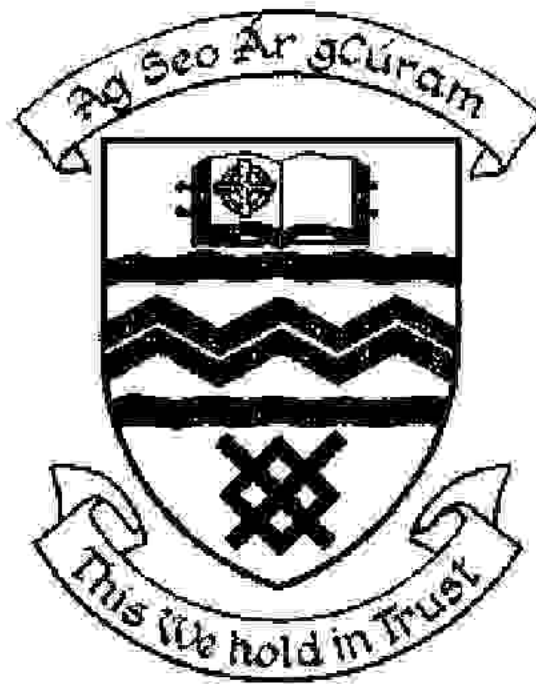
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

### SCHEDULE

1. The proposed development is located in an area within Tallaght Village for which the designated zoning objective in the current development plan is "to protect and enhance the special physical and social character of town and village centres", which objective is considered reasonable. The terrace of houses within which it is sited is predominantly residential and is relatively unique within the village. The conservation of its residential character is considered essential to the preservation of the mixed use character of the village, which the zoning objective seeks to achieve. The proposed development would result in the further extension of non-residential uses into the terrace. It would, therefore, be in conflict with the achievement of the land use zoning objective and would, accordingly, be contrary to the proper planning and development of the area.
2. The proposed development of the extension would result in direct overlooking of the adjacent residential properties to the east and would seriously injure the amenities of the said properties. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Lc

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

<b>Decision Order Number</b> 1398	<b>Date of Decision</b> 16/07/97
<b>Register Reference</b> S97A/0315	<b>Date</b> 20th May 1997

**Applicant** Better Investments Ltd.,  
**Development** Change of use of dwelling house to office, general  
refurbishment to include first floor extension to rear.

**Location** 6 Main Street, Tallaght, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/05/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a full and detailed set of drawings to include all elevations of the proposed extension. Finishes to match the existing walls and roof should also be indicated.
- 2 The applicant is requested to submit an elevation drawing of the back of the house as it exists.
- 3 The applicant is requested to indicate ownership of the yard area immediately to the south of the site as outlined in red as a first floor window is proposed onto this area. The applicant is further requested to indicate ownership of the laneway to the rear of the house on which it is proposed to build part of the extension.

Signed on behalf of South Dublin County Council

Better Investments Ltd.,  
18 Rathgar Road,  
Rathmines,  
Dublin 6.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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**REG REF. S97A/0315**



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.....  
for Senior Administrative Officer

17/07/97