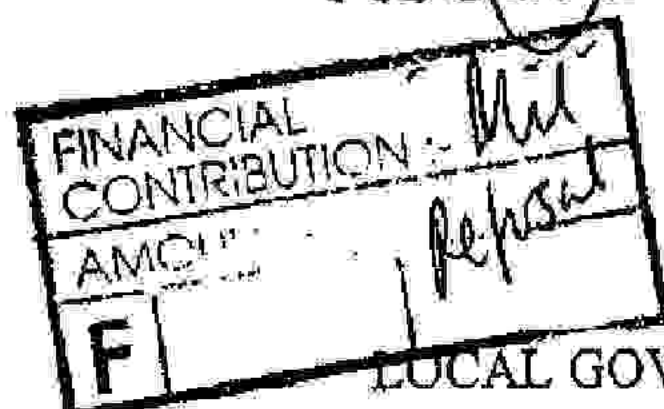


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0083	
1. Location	14 Palmerstown Park, off Kennelsfort Road, Palmerstown, Dublin 20.		
2. Development	Retention for change of use of part first floor residential to a dentist surgery.		
3. Date of Application	24/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/05/97 2.	1. 10/07/97 2.
4. Submitted by	Name: A. Gibney & Partners, Address: D. Harris, 20 Harcourt Street, Dublin 2.		
5. Applicant	Name: Dr. C. O'Hanlon, Address: 14 Palmerstown Parks, Dublin 20.		
6. Decision	O.C.M. No. 1794 Date 08/09/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	07/10/97	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/0330/98  
**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/0083

**APPEAL** by Conor O'Hanlon and Joseph O'Neill care of Arthur Gibney and Partners of 20 Harcourt Street, Dublin against the decision made on the 8th day of September, 1997 by the Council of the County of South Dublin to refuse permission to the said Conor O'Hanlon for development described in the public notice as retention of a change of use of part first floor residential to a dentist surgery at 14 Palmerstown Park, off Kennelsfort Road, Palmerstown, 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 dental surgery for the reasons set out in the Schedule hereto.

**SCHEDULE**

1. The continuance of use of part of the first floor of a house as a dental surgery contravenes materially a development objective indicated in the current development plan for the area for the use solely or primarily of the area for particular purposes, that is, to protect and improve residential amenity.
2. Because of the nature and extent of the development, it is considered that the development seriously injures the amenity of property in the

Order : Noted. Vicinity. *[Signature]*  
to whom the appropriate powers have been delegated by order of the County Manager.  
Dated *19th* day of *February* 19*98*

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

Dated this *6th* day of *February* 1998.

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

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

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

<b>Decision Order Number</b> 1794	<b>Date of Decision</b> 08/09/97
<b>Register Reference</b> S97A/0083	<b>Date</b> 24th February 1997

**Applicant** Dr. C. O'Hanlon,  
**Development** Retention for change of use of part first floor  
residential to a dentist surgery.  
**Location** 14 Palmerstown Park, off Kennelsfort Road, Palmerstown,  
Dublin 20.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 15/05/97 /10/07/97

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 (4) Reasons on the attached Numbered Pages.

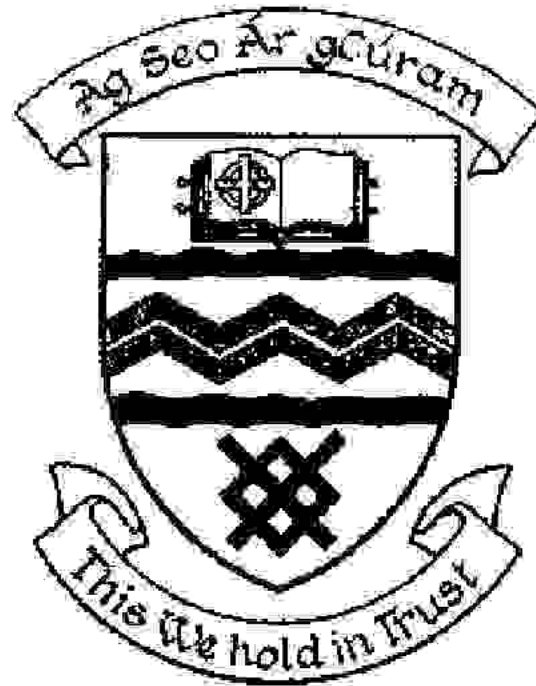
Signed on behalf of the South Dublin County Council

.....<sup>LB</sup>..... 08/09/97  
for SENIOR ADMINISTRATIVE OFFICER

A. Gibney & Partners,  
D. Harris,  
20 Harcourt Street,  
Dublin 2,



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S97A/0083

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**Reasons**

- 1 The development contravenes materially a development objective indicated in the Development Plan for the use solely or primarily of particular areas for particular purposes i.e. zoning objective A; To protect and/or improve residential amenity in the Dublin County Development Plan 1993.
- 2 The development by reason of the lack of off-street car parking results in parking on the public road in proximity to a junction and therefore endangers public safety by reason of traffic hazard and obstruction of road users. The parking of cars outside adjoining houses seriously restricts the amenities of adjoining residents.
- 3 The development contravenes materially a condition attached to an existing permission for development i.e condition no. 1 of planning permission Ref.; S95A/0341.
- 4 The development by reason of it's nature and extent seriously injures the amenities and depreciates the value of property in the vicinity.

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

Decision Order Number 0911	Date of Decision 15/05/97
Register Reference S97A/0083	Date 24th February 1997

**Applicant** Dr. C. O'Hanlon,  
**Development** Retention of a change of use of part first floor  
residential to a dentist surgery.

**Location** 14 Palmerstown Park, off Kennelsfort Road, Palmerstown,  
Dublin 20.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/02/97 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 Details of off-street car parking for the existing and proposed development are required.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

15/05/97

A. Gibney & Partners,  
D. Harris,  
20 Harcourt Street,  
Dublin 2.

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



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

Order Number 0480	Date of order 11/03/97
Register Reference S97A/0083	Date 24th February 1997

**Applicant** Dr. C. O'Hanlon,  
**Development** Retention of a change of use of part first floor  
residential to a dentist surgery.  
**Location** 14 Palmerstown Park, off Kennelsfort Road, Palmerstown,  
Dublin 20.

Dear Sir/Madam,

An inspection carried out on 5/3/97 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 fulfil 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.

A. Gibney & Partners,  
D. Harris,  
20 Harcourt Street,  
Dublin 2.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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- 
- (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.

11/03/97