

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0448	
1. Location	1 Fortfield Road, Kimmage, Dublin 12.		
2. Development	Change of use from a 2-Storey, 3 Bedroomed Detached Dwelling to a 2-Storey dwelling consisting of 2 Retail Units on the ground floor and 2 Office Areas located above with own access and parking to rear of property.		
3. Date of Application	19/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: J.L. Doherty, Address: Owenstown House, Fosters Avenue, Blackrock,		
5. Applicant	Name: Mrs. Ann Davey, Address: 1 Fortfield Road, Kimmage, Dublin 12.		
6. Decision	O.C.M. No. 2025 Date 17/10/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/11/96	Written Representations	
9. Appeal Decision	12/03/97	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 1993

County South Dublin

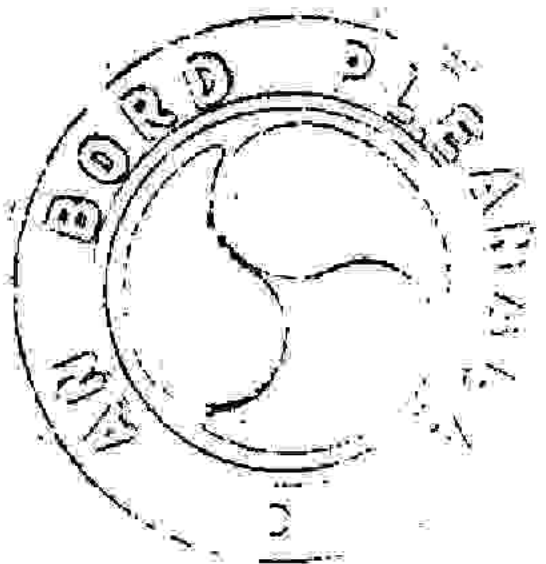
Planning Register Reference Number: S96A/0448

APPEAL by Ann Davey care of Judith Doherty of Owenstown House, Owenstown Park, Fosters Avenue, Blackrock, County Dublin against the decision made on the 17th day of October, 1996 by the County of Council of South Dublin to refuse permission for development comprising change of use from a two-storey, three bedroomed detached dwelling to a two-storey dwelling consisting of two retail units on the ground floor and two office areas located above with own access and parking to rear of property at 1 Fortfield Road, Kimmage, Dublin:

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

SCHEDULE

1. The site is located in an area zoned 'A' - 'to protect and/or improve residential amenity' in the current development plan for the area, (which zoning objective is considered reasonable). The proposed development would contravene materially the development objective indicated in the development plan and would, therefore, be contrary to the proper planning and development of the area.
2. As inadequate off-street car parking facilities are available, the additional traffic turning movements generated by the proposed development within the control area of a signalised junction would endanger public safety by reason of traffic hazard.



T. O' Sullivan

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

Dated this 12th day of March 1997.