

|                             |  |  |  |          |
|-----------------------------|--|--|--|----------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) |  | Plan Register No.<br>S96A/0241                         |          |
| 1. Location                 | Rowan Tree, 1 Ballyroan Road, Dublin 16.   |  |  |          |
| 2. Development              | Take away food use to include a new shop front shutter and associated signage.   |  |  |          |
| 3. Date of Application      | 02/05/96   |  | Date Further Particulars<br>(a) Requested (b) Received |          |
| 3a. Type of Application     | Permission   |  | 1.<br>2.   | 1.<br>2. |
| 4. Submitted by             | Name: Louis Burke Architects,<br>Address: Mantua Studio, Templeogue Bridge,  |  |  |          |
| 5. Applicant                | Name: T. Borza,<br>Address: 1, Ballyroan Road, Dublin 16.  |  |  |          |
| 6. Decision                 | O.C.M. No. 1219<br>Date 28/06/96   |  | Effect<br>RP REFUSE PERMISSION                         |          |
| 7. Grant                    | O.C.M. No.<br>Date   |  | Effect<br>RP REFUSE PERMISSION                         |          |
| 8. Appeal Lodged            | 18/07/96   |  | Written Representations                                |          |
| 9. Appeal Decision          | 15/11/96   |  | 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. ....<br>Registrar       | .....<br>Date  |  | .....<br>Receipt No.                                   |          |



# AN BORD PLEANÁLA

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

County South Dublin

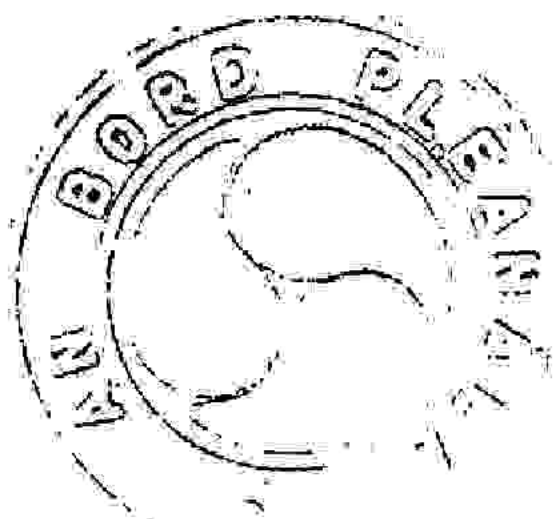
Planning Register Reference Number: S96A/0241


**APPEAL** by Teresa Borza care of Louis Burke of Mantua Studio, Templeogue Bridge, Dublin against the decision made on the 28th day of June, 1996 by the Council of the County of South Dublin to refuse permission for change of use to take-away, including provision of new shop front, shutter and associated signage at the Rowan Tree, 1 Ballyroan Road, Dublin:

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

## SCHEDULE

1. The site is located in an area zoned "A" - "to protect and improve residential amenity" in the current development plan for the area, (which zoning objective is considered reasonable). The proposed development, by reason of increased noise and general disturbance in the area at unsocial hours would seriously injure the amenities of residential properties in the vicinity and would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the proposed development would result in an increase in the on-street parking demand in the vicinity of a heavily trafficked junction. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.



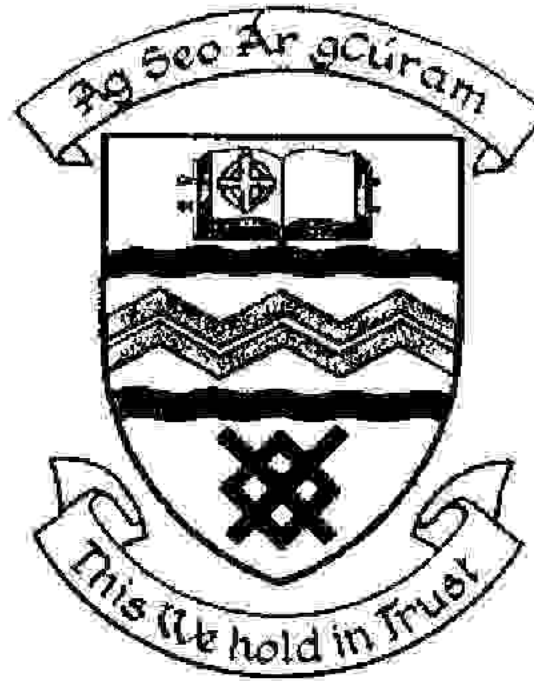
  
\_\_\_\_\_  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 15<sup>th</sup> day of November 1996.

**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**

|                              |                           |
|------------------------------|---------------------------|
| Decision Order Number 1219   | Date of Decision 28/06/96 |
| Register Reference S96A/0241 | Date 2nd May 1996         |

**Applicant** T. Borza,

**Development** Take away food use to include a new shop front shutter and associated signage.

**Location** Rowan Tree, 1 Ballyroan Road, Dublin 16.

**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 ( 2 ) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

28/06/96

Louis Burke Architects,  
Mantua Studio,  
Templeogue Bridge,  
Dublin 6W.

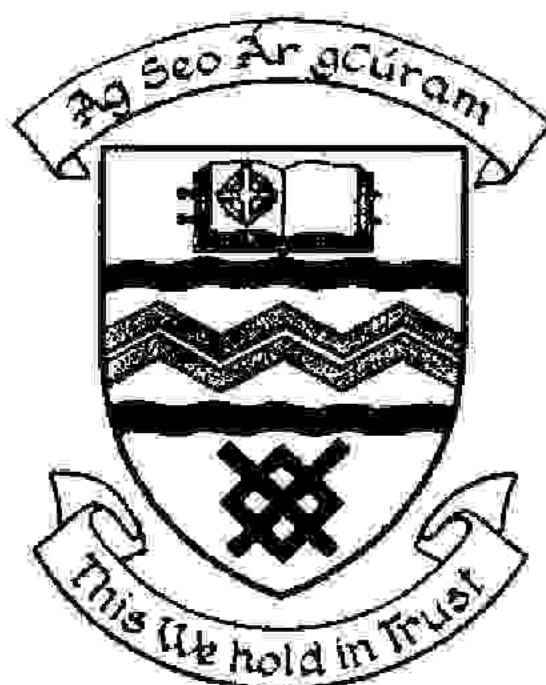
SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000

Facs: 01-462 0104

REG REF. S96A/0241



PLANNING  
DEPARTMENT

P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000

Fax: 01-462 0104

**Reasons**

- 1 The site is located in an area zoned 'A', "to protect and improve residential amenity" in the current development plan for the area. The proposed development would result in a use which is inconsistent with the residential character of the area and would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development is likely to give rise to further kerbside parking on Ballyroan Road and Butterfield Avenue, in close proximity to a heavily trafficked junction thus endangering public safety by reason of a traffic hazard.