

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0074	
1. Location	Riversdale Nursing Home, Old Lucan Road, Palmerstown.		
2. Development	Extensions.		
3. Date of Application	16/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/03/96 2.	1. 22/03/96 2.
4. Submitted by	Name: Eugene O'Neill, Architect, Address: 35, Terenure Road East, Rathgar,		
5. Applicant	Name: Riversdale House Nursing Home, Address: Old Lucan Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0924 Date 20/05/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
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**



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

Decision Order Number 0924	Date of Decision 20/05/96
Register Reference S96A/0074	Date 16th February 1996

Applicant Riversdale House Nursing Home,
Development Extensions.
Location Riversdale Nursing Home, Old Lucan Road, Palmerstown.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/03/96 /22/03/96

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

.....
for SENIOR ADMINISTRATIVE OFFICER

20/05/96

Eugene O'Neill, Architect,
35, Terenure Road East,
Rathgar,
Dublin 6.

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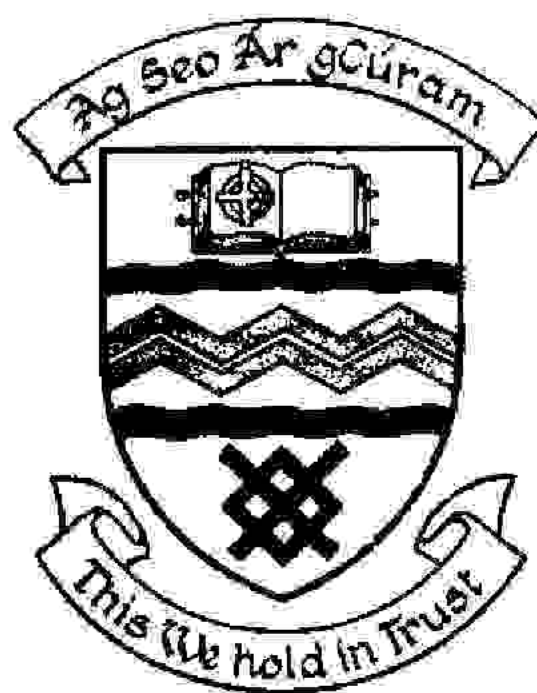
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Reasons

- 1 Having regard to the exposed position of the property and the lack of any effective means to screen the development due to the nature of the local topography, it is considered that the proposed extensions together with existing development would be visually obtrusive in relation to views in the Liffey Valley Special Amenity Area. The proposed development would, therefore, contravene materially the objectives of the Dublin County Council (Lucan Bridge to Palmerston) Special Amenity Area (Confirmation) Order, 1990 and the zoning objective indicated in the development plan for this area, which is "to protect and improve high amenity area". The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed extensions together with those previously permitted would be excessively dominant and would compromise the architectural integrity and character of the original period house, and would detract from its position as a focal point within the Valley. It is an objective of the Dublin County Council (Lucan Bridge to Palmerston) Special Amenity Area (Confirmation) Order, 1990 to secure the conservation of Riversdale House. The proposed development would, therefore, contravene materially this objective.
- 3 The proposed site includes part of lands indicated as public open space to serve the adjoining residential estate and part of lands to be ceded to Dublin County Council in accordance with conditions no.1 and no.2, second schedule of An Bord Pleanála's decision, order no. PL/6/578396 dated 28th January, 1991, under Reg. Ref. 88A/666. The proposal would therefore materially contravene conditions attached to the above planning permission.

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- 4 In the opinion of the Planning Authority the existing sewerage system serving the proposed development has insufficient capacity to accept the increased volume of effluent which would result from the proposed development.

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

Order Number 0418	Date of order 11/03/96
Register Reference S96A/0074	Date 16th February 1996

Applicant Riversdale House Nursing Home,
Development Extensions.
Location Riversdale Nursing Home, Old Lucan Road, Palmerstown.

Dear Sir/Madam,

An inspection carried out on 23.02.1996 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:

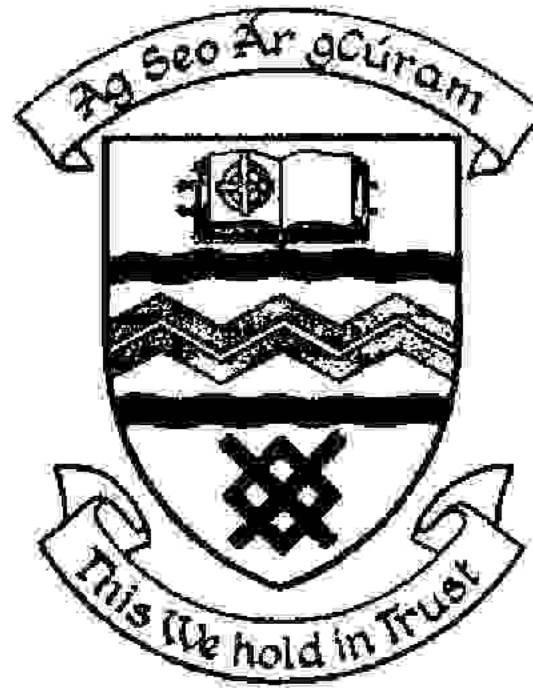
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.
 - (c) nature and extent of development including number of dwellings (if any)

Eugene O'Neill, Architect,
35, Terenure Road East,
Rathgar,
Dublin 6.

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- (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.

11/03/96