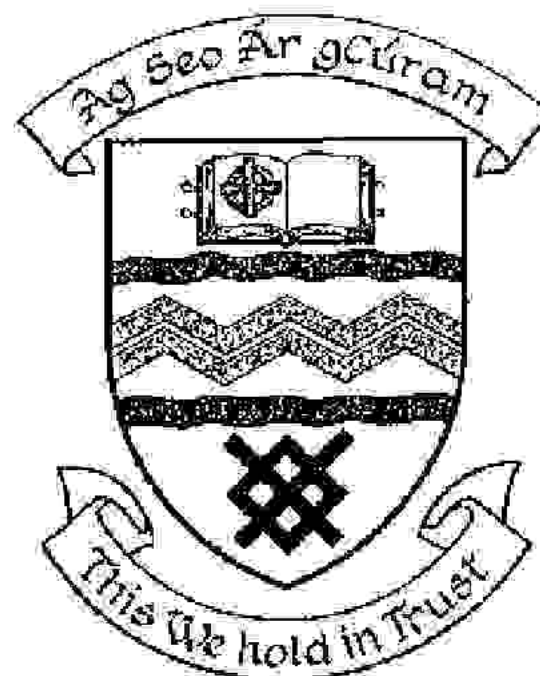


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0440	Date of Decision 22/02/2002
Register Reference S01A/0884	Date 24/12/01

Applicant Berrydale Ltd.,

Development Construction of new shop front and entrance and associative alterations to existing elevations.

Location Finches Public House, Neilstown Shopping Centre, Rowlagh, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

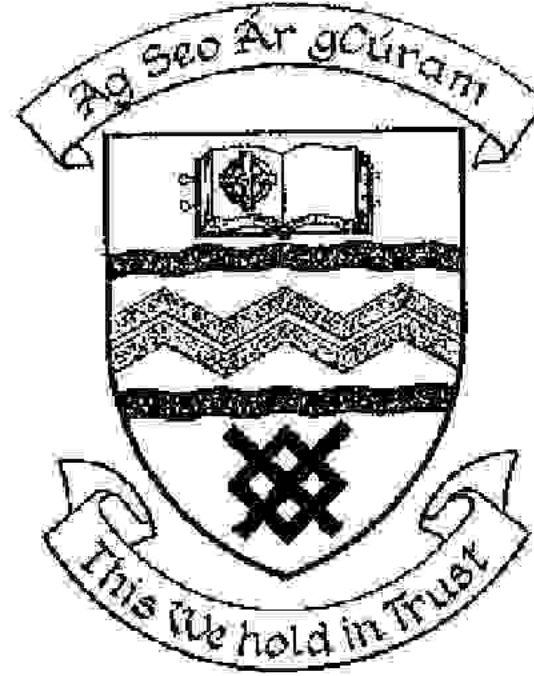

..... 22/02/02
for SENIOR ADMINISTRATIVE OFFICER

John O'Neill & Associates,
3 Irishtown Road,
Dublin 4.

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REG REF. S01A/0884

Reasons

1. It is considered that the design of the shop front and the clock tower are incompatible with the approved design Reg. Ref. S00A/0051 and would materially inhibit the redevelopment of Finches Public House as approved under that permission. The proposed development is considered visually intrusive. The area behind the shop front cannot be accessed thus creating an unusable space behind the facade. The proposed railings in front of a shop unit would result in littering and maintenance problems as well as being visually defensive in an excessive manner. Considering the designation of the subject site within the Rowlagh Integrated Area Plan (IAP) area, the highest standards of design are required for this site. The proposed development constitutes piecemeal redevelopment of Finches Public House contrary to a comprehensive design. Therefore the proposed development would be contrary to the proper planning and development of the area and would seriously injure the amenities and depreciate the value of property in the vicinity.