

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0386	Date of Decision 19/02/2002
Register Reference S01A/0869	Date 21/12/01

Applicant John Lee,

Development Change of use of existing domestic house to ancillary office use and erect 560sq.m of warehousing to rear with associated landscaping and carparking.

Location Maryville, Naas Road & No. 3, 5, 7, 9 St. Brigid's Cottages, 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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


for SENIOR ADMINISTRATIVE OFFICER

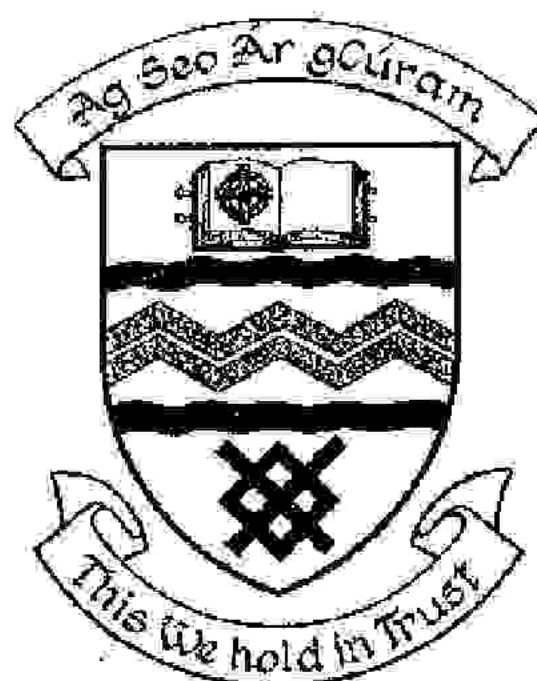
19/02/02

Jason Tyler,
Laughton Tyler Architects,
24 Lower Dorset Street,
Dublin 1.

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REG REF. S01A/0869

Reasons

- 1 The proposed development is accessed via a substandard slip road adjoining the Naas Road. The proposed development would obstruct traffic and would generate additional traffic and turning movements on the slow lane of the Naas Road and would endanger public safety by reason of traffic hazard and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development is located in an area zoned A "to protect and/or improve residential amenity" and E "to provide for industrial and related uses". The proposed development would cause an abrupt transition in scale and use on the boundary areas of adjoining land use zones, and would seriously injure the amenities of property in the vicinity by being detrimental to the amenities of the more environmentally sensitive zone i.e. residentially zoned area. In this regard the proposed development materially contravenes the zoning objective 'A' to protect and /or improve residential amenity.