

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

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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 3773	Date of Decision 19/12/2001
Register Reference S01A/0714	Date 25/10/01

Applicant Mr Denis Carey,

Development Demolition of existing outhouse building (List 1 Protected Structure) and for the construction of new two storey structure comprising 2 no. 1 bedroom apartments with pedestrian access from St. Mary's Avenue.

Location The Yellow House, Willbrook Road, Rathfarnham, Dublin 14.

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 (5) Reasons on the attached Numbered Pages.

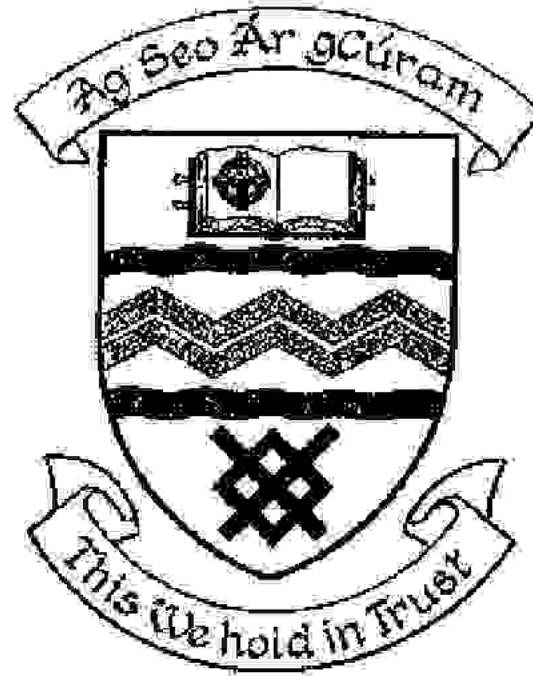
Signed on behalf of the South Dublin County Council


.....
for SENIOR ADMINISTRATIVE OFFICER

20/12/01

Space Projects,
Architects,
161 Lower Rathmines Road,
Dublin 14.

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REG REF. S01A/0714

Reasons

- 1 It is considered that no evidence has been submitted by the applicant in support of his claim that the existing stable building is unsuitable for re-use. The demolition of a Protected Structure may only be permitted in exceptional circumstances and the onus is on the applicant to make a case for demolition as required by the Draft Architectural Conservation Guidelines for Planning Authorities.
- 2 The proposal to demolish the existing structure would be in contravention of Policy H5 of the South Dublin County Development Plan, 1998 which states that 'It is the policy of the Council to encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate, in preference to their demolition and redevelopment' (Section 2.7.5).
- 3 The applicant has not provided any information relating to how he intends to ensure the safety of the Yellow House nor the existing granite boundary wall during the proposed development.
- 4 The applicant has submitted insufficient detail relating to proposed foul and surface water drainage. In particular, there is an existing 225mm diameter surface water pipe which runs under/very close to the location of the proposed apartment buildings which would have to be diverted to accommodate the proposed development. Therefore the development as currently proposed, must be considered to be prejudicial to public health.
- 5 The proposed development, by virtue of the lack of off-street car parking would lead to on-street parking for the residents of the proposed units and would consequently tend to create serious traffic congestion and would endanger public safety by reason of obstruction of road users.