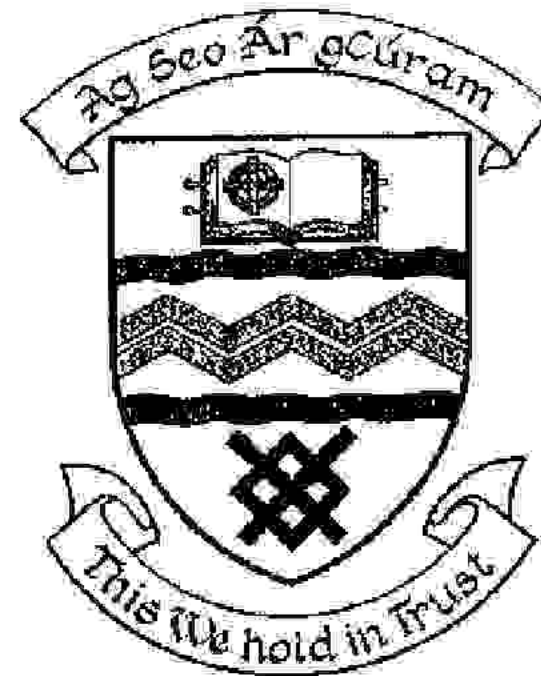


C

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,
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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 2988	Date of Decision 25/09/2001
Register Reference S01A/0490	Date 26/07/01

Applicant L. Denning

Development Conversion of first floor storage area, to office use to include provision of 3 No. first floor windows, to west elevation additional workshop area, to south and east, additional cladding to part north elevation to match existing and relocation of existing vehicular entrance.

Location Dennings Garage, Bella Vista, Spawell, Dublin 6W.

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

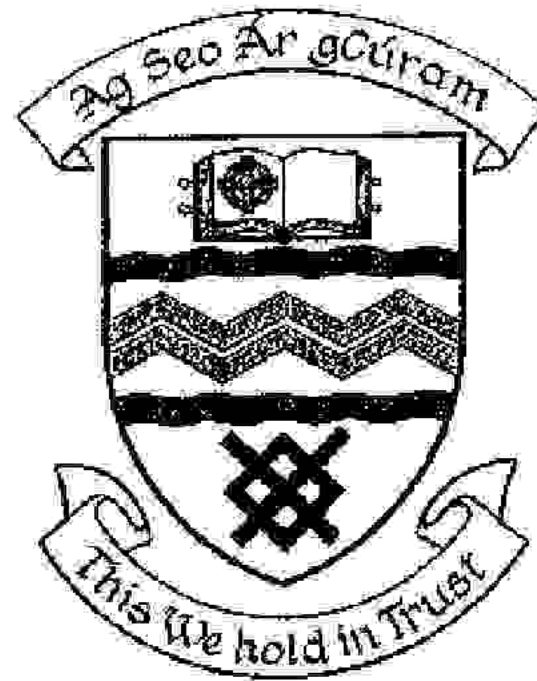
25/09/01

Frank Elmes & Co
2 Waldemar Terrace,
Main Street Dundrum,
Dublin 14.

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REG REF. S01A/0490

Reasons

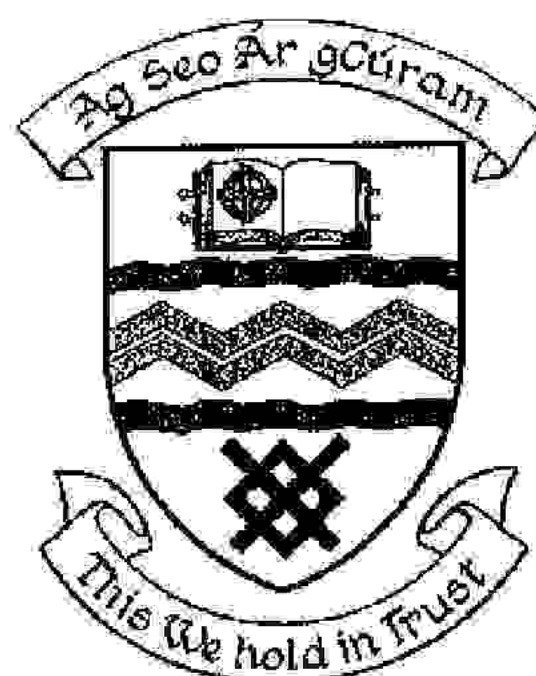
- 1 The proposed development will endanger public safety by reason of a traffic hazard by reason of an intensification of use of the access road as confusion will be created for motorists at the junction of the access road with the dual carriageway where the hard shoulder ends and the carriageway widens to 3 lanes approaching the traffic lights on the roundabout. Furthermore, as the road is left - in /left - out only, vehicles using it will have to use the Interchange/Wellington Road Roundabouts for turning movements thereby reducing the capacity of these roundabouts. The proposed development by itself or by the precedent which a grant of permission for it would set for other developments would therefore adversely affect the use of the N81 National Secondary Route by traffic.
- 2 The site is located within an area subject to Zoning Objective G 'To protect and improve high amenity areas, where it is the policy of the Council to conserve the existing character and to preserve the major natural amenities of the Dodder Valley high amenity area, (Policy OS8). Within zoned High Amenity Areas, any new development not related directly to the area's amenity potential or to its use for agriculture, will not be permitted. (Policy H17). Having regard to the pattern and character of development on the site and to its location within a zoned high amenity area, it is considered that the proposed development would result in further intensification of the present use and would not be consistent with the zoning objective and Council Policies H17 and OS8, and if granted permission would encourage further similar development, and would seriously prejudice the ability of the Council to achieve its high amenity zoning objective, and its objectives relating to the development of the Dodder Valley lands for amenity purposes. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

C

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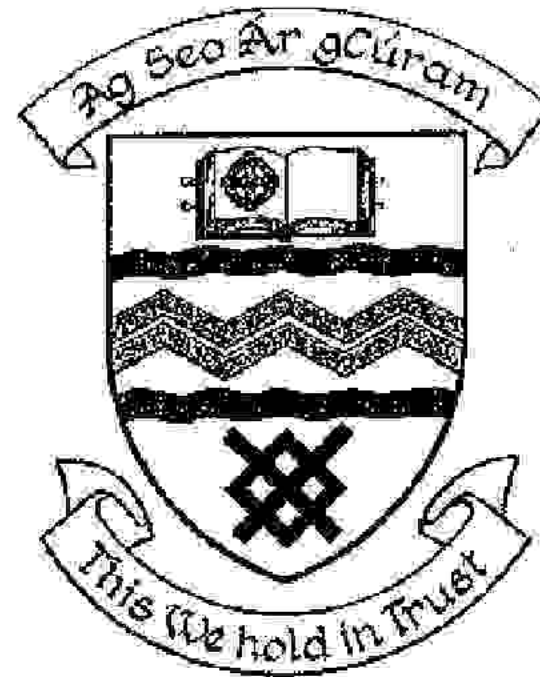
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