

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0104
1. Location	34 Whitehall Road West, Crumlin, Dublin 12.	
2. Development	Retention of ground floor graphic design studio and widening of vehicle access to front of property	
3. Date of Application	23/02/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Thornton & Partners Address: 56-58 Drury St., Dublin 2.	
5. Applicant	Name: J.Morris & M.O'Connor Address: 34 Whitehall Road West, Crumlin, Dublin 12.	
6. Decision	O.C.M. No. 0833 Date 20/04/2001	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	18/05/2001	Written Representations
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.

M

SOUTH DUBLIN COUNTY COUNCIL
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**PLANNING
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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 0833	Date of Decision 20/04/2001
Register Reference S01A/0104	Date 23/02/01

Applicant J.Morris & M.O'Connor

Development Retention of ground floor graphic design studio and widening of vehicle access to front of property

Location 34 Whitehall Road West, Crumlin, Dublin 12.

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


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for SENIOR ADMINISTRATIVE OFFICER

20/04/01

Thornton & Partners
56-58 Drury St.,
Dublin 2.

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REG REF. S01A/0104

Reasons

- 1 The proposed development would materially contravene the zoning objective A of the South County Development Plan 1998 "to protect and/ or improve residential amenity". The South Dublin County Council Development Plan 1998, under Section 2.2.3 states "It is the policy of the Council to conserve the existing housing stock wherever possible and to protect and improve residential amenity in existing residential area". Further under Section 2.2.3.ii, the Development Plan states "Implementation of this policy will involve the use of the Council's powers under planning/housing and associated legislation to;
 - Curtail the change of use of existing housing to other uses
 - prevent any new development or change of use which would seriously reduce the amenity of nearby dwellings. The proposed development constitutes a change of use from residential to residential/ commercial use in an area zoned for the protection and/or improvement of residential amenity and the development would by its nature and by the development which is to be retained be seriously injurious to the residential amenity of the area. Therefore the proposed development would be contrary to the proper planning and development of the area.

- 2 The proposed development by itself or by the precedent which the grant of permission for it would set for other similar developments, would lead to an expansion of commercial activity into an established residential area, the erosion of remaining housing stock in proximity to Crumlin Cross, which would be detrimental to the residential amenity of the area and be contrary to the proper planning and development of the area.