

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0819	
1. Location	J M Design 34 Whitehall Road West, Crumlin, Dublin 12.		
2. Development	Retention of graphic design studio and widening of vehicle access to front of property		
3. Date of Application	28/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Thornton & Partners Address: 56-58 Drury Court, Drury Street,		
5. Applicant	Name: Joe Morris & Mary O'Connor Address: J M Design 34 Whitehall Road West, Crumlin, Dublin 12.		
6. Decision	O.C.M. No. 0187  Date 25/01/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
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.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
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**PLANNING  
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County Hall,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0187	Date of Decision 25/01/2001
Register Reference S00A/0819	Date 28/11/00

**Applicant** Joe Morris & Mary O'Connor  
**Development** Retention of graphic design studio and widening of vehicle access to front of property  
**Location** J M Design 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

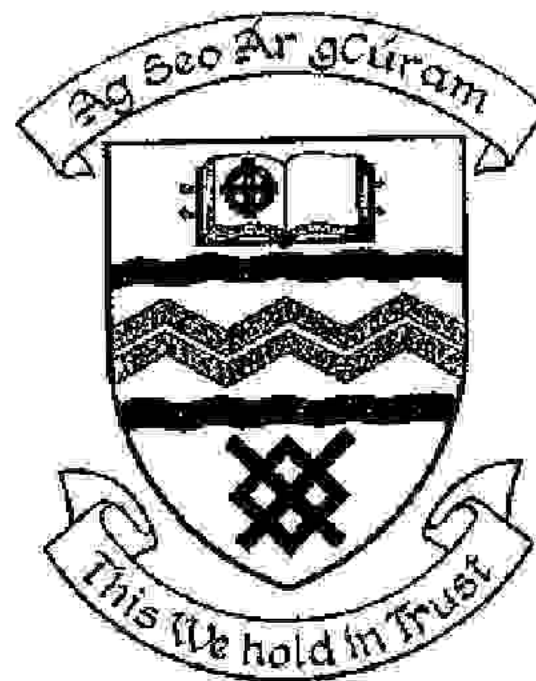
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for SENIOR ADMINISTRATIVE OFFICER

Thornton & Partners  
56-58 Drury Court,  
Drury Street,  
Dublin 2.

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REG REF. S00A/0819

**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 commercial in an area zoned residential 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 development, would lead to an expansion of commercial activity into an established residential area, erodes the remaining housing stock in proximity to Crumlin Cross, and accordingly would be detrimental to the residential amenity of the area and be contrary to the proper planning and development of the area.