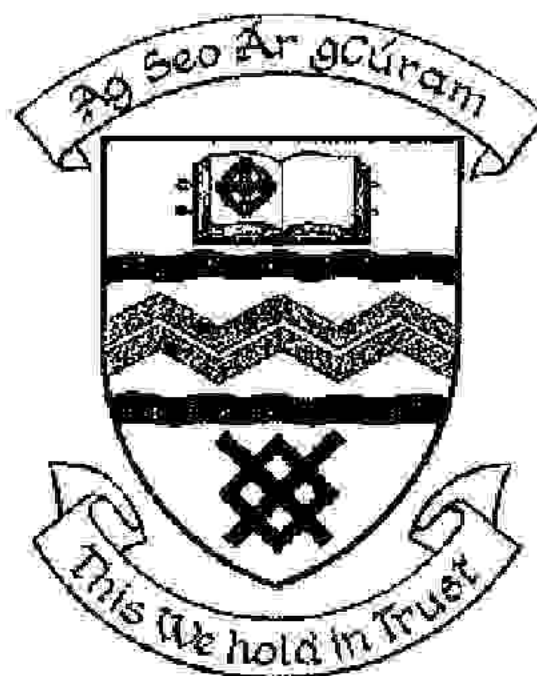


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0805	
1. Location	20 Mountdown Road, Dublin 12.		
2. Development	Change of use of first floor flat to offices.		
3. Date of Application	22/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Terry O'Connor, Address: 1 Edwin Court Albert Road, Glenageary, Co. Dublin.		
5. Applicant	Name: Better Investments Ltd., Address: 18 Rathgar Road, Dublin 6.		
6. Decision	O.C.M. No. 0112 Date 18/01/2001	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,
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
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0112	Date of Decision 18/01/2001
Register Reference S00A/0805	Date 22/11/00

Applicant Better Investments Ltd.,
Development Change of use of first floor flat to offices.
Location 20 Mountdown Road, 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

.....
for SENIOR ADMINISTRATIVE OFFICER

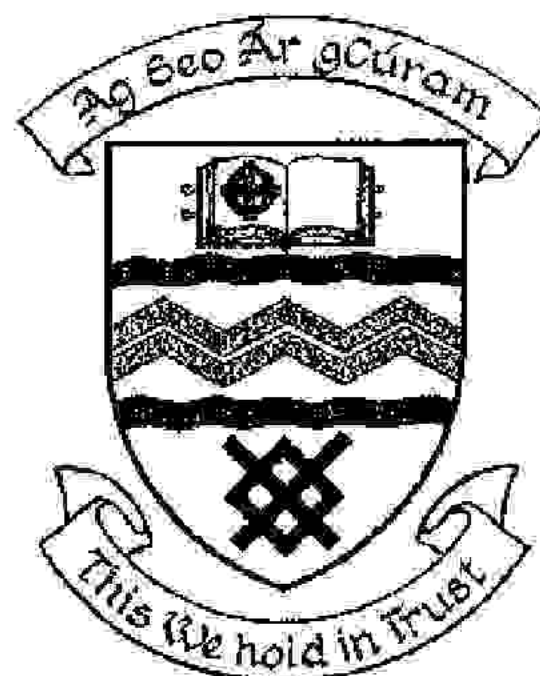
18/01/01

Terry O'Connor,
1 Edwin Court Albert Road,
Glenageary,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0805

Reasons

- 1 The proposal is contrary to the provisions of the County Development Plan 1998 wherein the site is contained within an area which is zoned "to protect and or maintain residential amenity". Within this area office use greater than 100sq. metre is not permitted.

The intensification of use of this building for offices results in the level of use exceeding this threshold, and therefore the proposal would materially contravene this objective within the Development Plan.

- 2 The proposal is contrary to the provisions of the County Development 1998 in that it is stated (policy 2.2.3) that it is the policy of the Council to conserve the housing stock of the County wherever possible and to protect and improve residential amenity in existing residential areas".

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 houses to other uses,
- encourage residential use of upper floors of commercial properties in town, district and local centres",

The proposed development would therefore be prejudicial to the proper planning and development of the area.