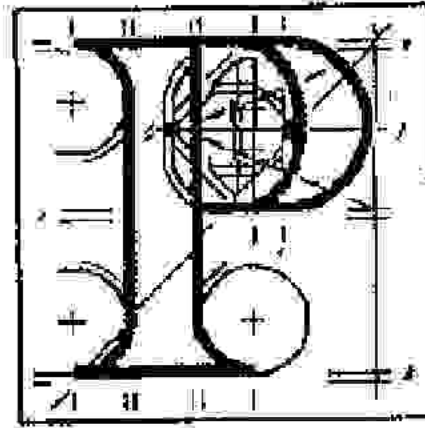


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0756	
1. Location	Red Cow Hotel, Naas Road, Dublin 22.		
2. Development	Retention of existing advertising structure to front of car park.		
3. Date of Application	06/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown, Co. Dublin.		
5. Applicant	Name: Riverside Taverns Ltd., Address: Red Cow Complex, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 2818  Date 20/12/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	17/01/2001	Written Representations	
9. Appeal Decision	15/08/2001	Refuse Permission	
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.	

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# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S00A/0756

**APPEAL** by Riversdale Taverns Limited care of John Duffy Design Group of 24 The Crescent, Monkstown, County Dublin against the decision made on the 20<sup>th</sup> day of December, 2000 by the Council of the County of South Dublin to refuse permission for retention of advertising structure to front of car park at the Red Cow Hotel, Naas Road, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for retention of the said advertising structure for the reasons set out in the Schedule hereto.

## SCHEDULE

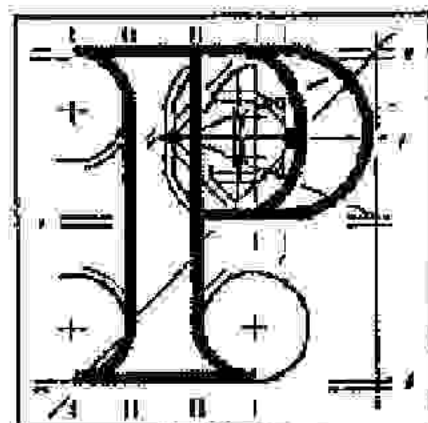
1. The proposed sign would be visually obtrusive and would contravene the policy objectives on advertising, as set out in the current Development Plan for the area, which are considered reasonable. The proposed retention of the development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the visually dominant location of the advertising structure on a heavily trafficked route, it is considered that the retention of the development would cause distraction to road users and would, therefore, endanger public safety by reason of traffic hazard.
3. A grant of planning permission would set a precedent for further similar type developments on heavily trafficked roads in the vicinity and would, therefore, be contrary to the proper planning and development of the area.



Member of An Bord Pleanála  
Duly authorised to authenticate  
The seal of the Board.

Dated this 15<sup>th</sup> day of August 2001.

# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

## County South Dublin

Planning Register Reference Number: S00A/0756

**APPEAL** by Riversdale Taverns Limited care of John Duffy Design Group of 24 The Crescent, Monkstown, County Dublin against the decision made on the 20<sup>th</sup> day of December, 2000 by the Council of the County of South Dublin to refuse permission for retention of advertising structure to front of car park at the Red Cow Hotel, Naas Road, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for retention of the said advertising structure for the reasons set out in the Schedule hereto.

### SCHEDULE

1. The proposed sign would be visually obtrusive and would contravene the policy objectives on advertising, as set out in the current Development Plan for the area, which are considered reasonable. The proposed retention of the development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the visually dominant location of the advertising structure on a heavily trafficked route, it is considered that the retention of the development would cause distraction to road users and would, therefore, endanger public safety by reason of traffic hazard.
3. A grant of planning permission would set a precedent for further similar type developments on heavily trafficked roads in the vicinity and would, therefore, be contrary to the proper planning and development of the area.



Member of An Bord Pleanála  
Duly authorised to authenticate  
The seal of the Board.

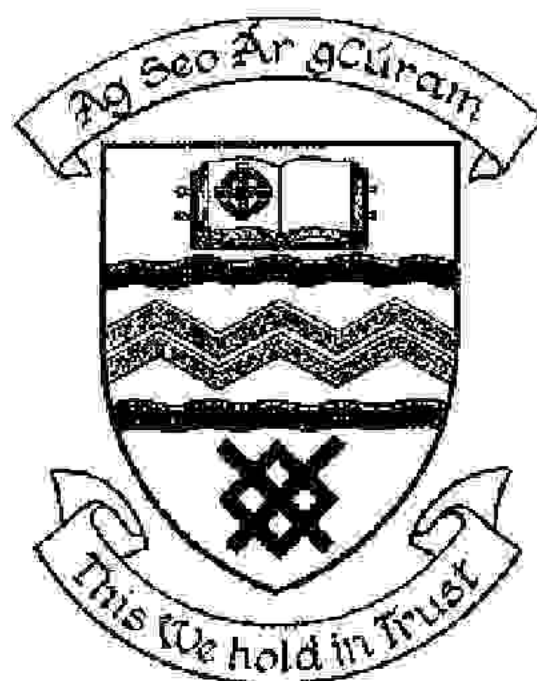
Dated this 15<sup>th</sup> day of August 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0756	
1. Location	Red Cow Hotel, Naas Road, Dublin 22.		
2. Development	Retention of existing advertising structure to front of car park.		
3. Date of Application	06/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown, Co. Dublin.		
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6. Decision	O.C.M. No. 2818  Date 20/12/2000	Effect RP REFUSE PERMISSION	
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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  
Facs: 01-414 9104



**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 2818	Date of Decision 20/12/2000
Register Reference S00A/0756	Date 06/11/00

**Applicant** Riverside Taverns Ltd.,  
**Development** Retention of existing advertising structure to front of car park.  
**Location** Red Cow Hotel, Naas Road, Dublin 22.

**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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

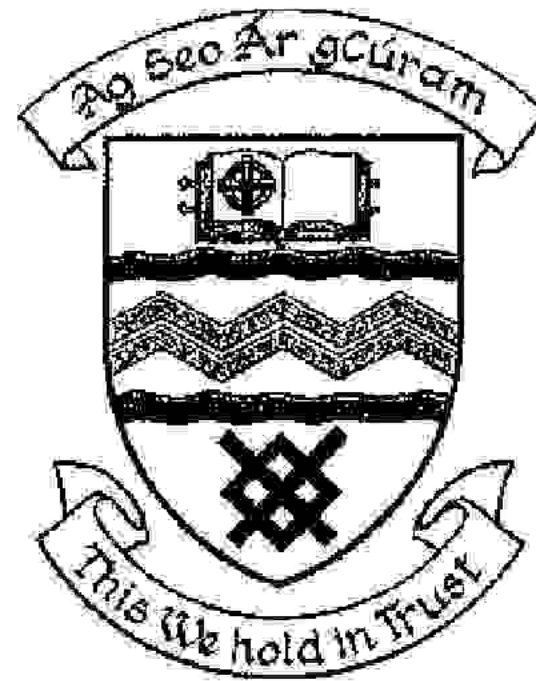
..... *MJ* ..... 20/12/00  
for SENIOR ADMINISTRATIVE OFFICER

John Duffy Design Group,  
24 The Crescent,  
Monkstown,  
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0756

**Reasons**

- 1 It is a condition of a previous permission on the site in Reg. Ref. 91A/0138 that the sign for which the applicant states that the current sign is a replacement, be removed at the expiry of the lease.
- 2 The sign by reason of its size, its location adjacent to a road carrying in excess of 60,000 vehicles a day would cause distraction to motorists and thereby endanger public safety by reason of a traffic hazard.
- 3 A grant of planning permission would set a precedent for a proliferation of such signs on heavily trafficked national primary routes, would be visually obtrusive and would create a precedent for similar such signage. The proposed development is considered to be contrary to the proper planning and development of the area.