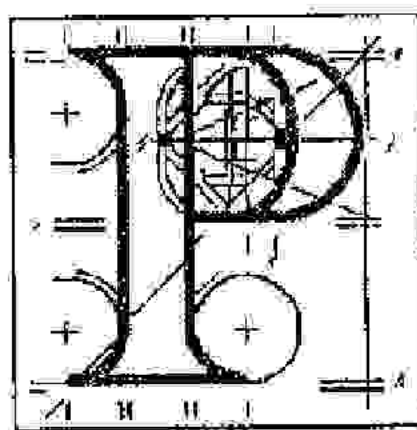


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0576	
1. Location	Coolig Martin House, Lr. Commons Road, Kingswood Cross, Dublin 22.		
2. Development	1) Change use of existing dwelling to use as a Care Home. 2) Refurbish and extend existing dwelling to facilitate new use as Care Home. 3) Provide associated site works including removal of existing septic tank and replacement with new effluent treatment plant and percolation area.		
3. Date of Application	15/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter Cassidy Architects, Address: 78 Patrick Street, Dun Laoghaire,		
5. Applicant	Name: Eastern Regional Health Authority, Address: Dr. Stevens Hospital, Dublin 8.		
6. Decision	O.C.M. No. 2211a Date 12/10/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	10/11/2000	Written Representations	
9. Appeal Decision	06/06/2001	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

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An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0576

APPEAL by The Eastern Regional Health Authority care of Peter Cassidy of 78 Patrick Street, Dun Laoghaire, County Dublin against the decision made on the 12th day of October, 2000 by the Council of the County of South Dublin to refuse permission for development comprising change of use of existing dwellinghouse to use as a Care Home; refurbishment and extension of the existing dwellinghouse to facilitate new use as a Care Home; provision of associated site works for the new works including removal of the existing septic tank and replacement with a new effluent treatment plant and percolation area at Coolig Martin House, Lower Commons Road, Kingswood Cross, Dublin:

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

SCHEDULE

1. The proposed development, which constitutes a material change of use and significant extension of development on the site, would be contrary to the policy as set out in the current South Dublin County Development Plan, which requires that no development be permitted under the runway approach surfaces to Casement Aerodrome. This policy is considered reasonable having regard to the safe operation and future development of the Aerodrome. It is considered that the proposed development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the substandard nature of the roadway serving the site with regard to width, alignment, lack of footpaths, public lighting and inadequate sightlines at the entrance to the site, it is considered that the additional traffic generated by the proposed development would endanger public safety by reason of traffic hazard.

3. It is considered that the proposed development would constitute an unacceptable intensification of development on the site, would give rise to further demands for the uneconomic provision of services and would set an undesirable precedent for further similar development in the area.

Brian Aunty

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

Dated this *6th* day of *June* 2001.