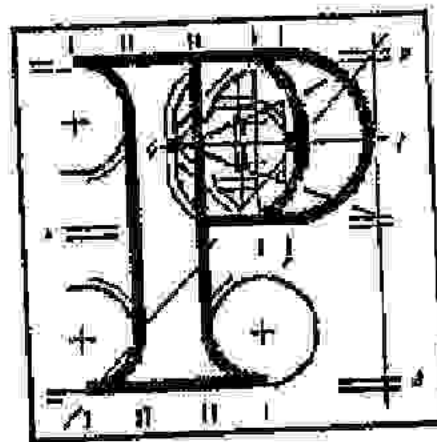


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0523	
1. Location	39/41 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Demolition of two dwellings and the provision of 7 apartments		
3. Date of Application	27/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/10/2000 2.	1. 03/04/2001 2.
4. Submitted by	Name: Grainne Mallon & Associates Address: 6. Merrion Square, Dublin 2.		
5. Applicant	Name: James & Frank Maguire Address: Annaghastion House, Monastery, Enniskerry, Co. Wicklow.		
6. Decision	O.C.M. No. 2073 Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	19/06/2001	Written Representations	
9. Appeal Decision	14/01/2002	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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0523

APPEAL by Colette McHugh and Con Sherin of 16 Washington Park, Rathfarnham, Dublin and by James and Frank Maguire care of Gráinne Mallon and Associates of 6 Merrion Square, Dublin and by others against the decision made on the 31st day of May, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to James and Frank Maguire care of Gráinne Mallon and Associates of 6 Merrion Square, Dublin for development comprising the demolition of two dwellings and the provision of seven apartments at 39/41 Butterfield Avenue/corner of Washington Park, Rathfarnham, 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 involving the demolition of a pair of habitable and structurally sound houses and replacement with an apartment building providing seven apartments would, by reason of its design, density and loss of front garden area, be out of character in this area and result in an overintensive use of the site which would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development of seven apartments on a restricted site in this established residential area would set an undesirable precedent for similar development in this locality and would, therefore, be contrary to the proper planning and development of the area.



Brian Hunt

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

Dated this 14th day of January 2002.

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2161	Date of Decision 22/09/2000
Register Reference S00A/0523	Date 27/07/00

Applicant James & Frank Maguire
App. Type Permission
Development Demolition of two dwellings and the provision of 9
apartments

Location 39/41 Butterfield Avenue, Rathfarnham, Dublin 14.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 13/10/2000

Yours faithfully


..... 22/09/00
for SENIOR ADMINISTRATIVE OFFICER

Grainne Mallon & Associates
6, Merrion Square,
Dublin 2.