

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0500	
1. Location	3 Boden Villas, Ballyboden, Dublin 16.		
2. Development	Change of use from doctor's surgery to montessori school.		
3. Date of Application	19/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Corkery, Address: Carrigbawn, Pine Forest Road,		
5. Applicant	Name: Mr. & Mrs. E. Free, Address: 3 Boden Villas, Ballyboden, Dublin 16.		
6. Decision	O.C.M. No. 2113 Date 15/09/2000	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,
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**PLANNING
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2113	Date of Decision 15/09/2000
Register Reference S00A/0500	Date 19/07/00

Applicant Mr. & Mrs. E. Free,

Development Change of use from doctor's surgery to montessori school.

Location 3 Boden Villas, Ballyboden, Dublin 16.

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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

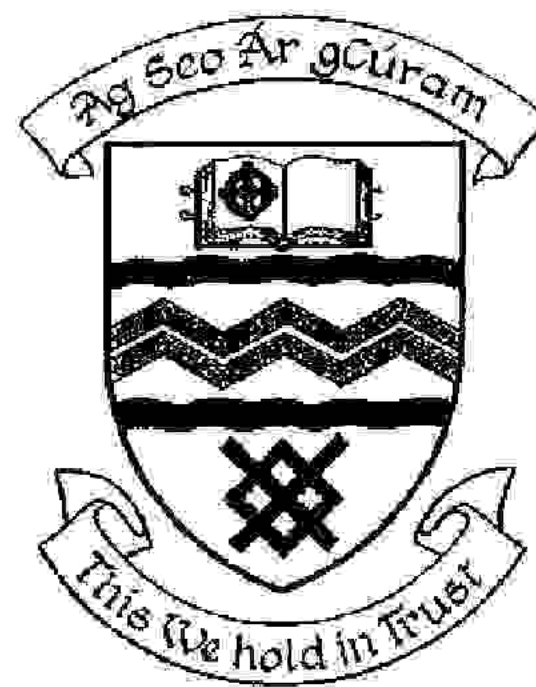
.....*MY*..... 15/09/00
for SENIOR ADMINISTRATIVE OFFICER

John Corkery,
Carrigbawn,
Pine Forest Road,
Glencullen,
Co. Dublin.

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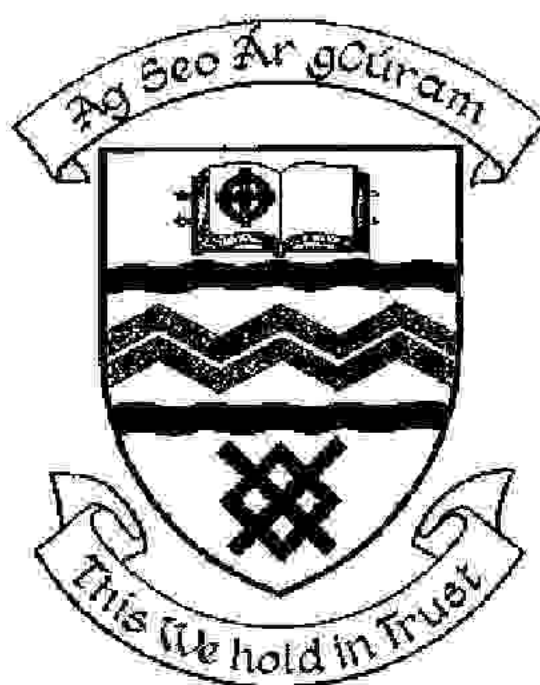
Reasons

- 1 The proposed development would endanger public safety by reason of traffic hazard due to additional traffic turning movements and parking, especially during the peak morning hours, on a busy district distributor road. This road is part of the strategic road network and will provide access/egress to the Southern Cross Network which is due to open before the end of the year.
- 2 The visibility splays available at the access point are seriously substandard and the generation of additional traffic turning movements at this location would be hazardous.
- 3 There is no public footpath in front of this property. The generation of pedestrian movements at this location would endanger public safety by reason of a traffic hazard.
- 4 It is considered that the proposed development would seriously injure the amenities of and depreciate the value of property in the vicinity for reasons including additional traffic turning movements and additional noise.
- 5 The subject site is located in an area zoned 'A' with the stated objective "to protect and/or improve residential amenity". Whereas a creche/nursery school is "open for consideration" within this zoning objective it is considered that this proposal materially contravenes the zoning objective for the area.
- 6 It is considered that the proposed development materially contravenes Section 2.2.8 of the Development Plan which deals with Home Based Economic Activity including the childcare provision in residential areas. The requirements of this Section include that the use of the dwelling for childcare should be subordinate to the main use of the property as residential accommodation and that permission will only be granted to the resident of the house.
- 7 An examination of the Planning Register for recent years does not indicate a permission for a change of use from residential to doctor's surgery on the subject site. The

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public notices and application form therefore appear to be
inaccurate.