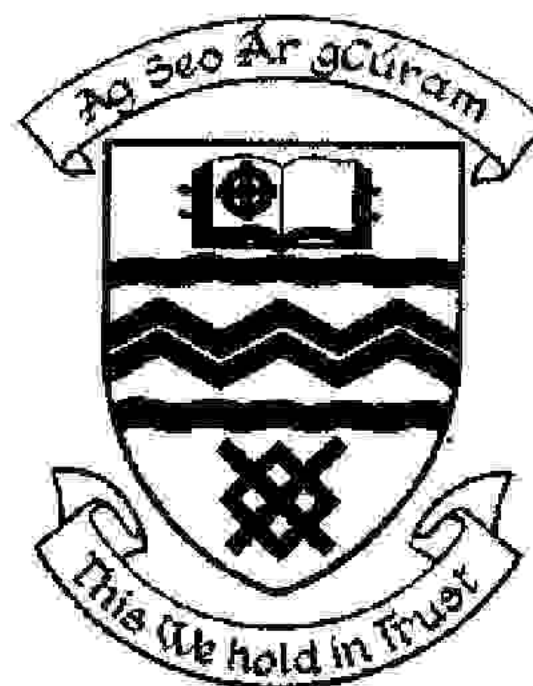


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0209	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	Change of use of ground floor to shop unit and pizzeria (food for consumption off premises) with single storey extension to rear, together with alterations to first floor apartment with new separate entrance.		
3. Date of Application	29/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. Angelo Marsella, Address: Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1148  Date 25/05/2000	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**



Bosca 4122,  
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**PLANNING  
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P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1148	Date of Decision 25/05/2000
Register Reference S00A/0209	Date 29/03/00

**Applicant** Mr. Angelo Marsella,

**Development** Change of use of ground floor to shop unit and pizzeria  
(food for consumption off premises) with single storey  
extension to rear, together with alterations to first floor  
apartment with new separate entrance.

**Location** Main Street, Rathcoole, Co. Dublin.

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

Signed on behalf of the South Dublin County Council

..... 25/05/00  
for SENIOR ADMINISTRATIVE OFFICER

Patrick Joyce Associates,  
2 Prospect Grove,  
Stocking Lane,  
Rathfarnham,  
Dublin 16.

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REG REF. S00A/0209

**Reasons**

- 1 In the South Dublin County Development Plan, 1998 the proposed development of a shop and pizzeria is neither permitted in principle or open for consideration within the 'A' zoning category, where the objective is to protect and/or improve residential amenity. The development as proposed would contravene materially a development objective of the Development Plan for the use solely or primarily of particular areas for particular purposes.
- 2 The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 A grant of planning permission would set an undesirable precedent for further commercial development in the residential zoned area in Rathcoole Village. A grant of planning permission would be contrary to the proper planning and development of the area.
- 4 The proposal represents a change of use from residential to commercial use and a substantial increase in floor area. As such the proposal is not acceptable to the Department of Defence in view of its location in relation to Casement Aerodrome, Baldonnell and the approach area to runway 05 thereof.