

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE XB.1104
1. LOCATION	25 Fernwood Avenue, Tālaght	
2. PROPOSAL	Retention of conversion of garage to study for an indefinite period	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	30.7.82
	Date Further Particulars	
	(a) Requested	(b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Mr. T. Kearney, Address 25 Fernwood Avenue, Tallaght, Co. Dublin	
5. APPLICANT	Name Mr. T. Kearney, Address	
6. DECISION	O.C.M. No. PB/1355/82	Notified 23rd Sept., 1982
	Date 23rd Sept., 1982	Effect To refuse permission,
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 3rd Nov., 1982	Decision Permission granted by An Bord Pleanala
	Type 1st Party, 1st Party,	Effect 7th June, 1983
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

County Dublin

Planning Register Reference Number: X.B. 1104

APPEAL by Thomas Kearney, of 25 Fernwood Avenue, Tallaght, County Dublin against the decision made on the 23rd day of September, 1982, by the Council of the County of Dublin to refuse permission for development described as the retention of the conversion of a garage to a study at 25 Fernwood Avenue, Tallaght, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1982, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

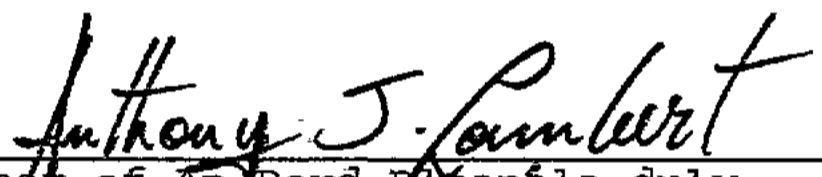
Provided the conditions set out in the Second Schedule hereto are complied with, it is considered that the proposed development would not be injurious to the amenities of the area or otherwise contrary to its proper planning and development.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<ol style="list-style-type: none"> 1. The existing front entrance door which leads directly to the study shall be closed off permanently and no direct external means of access to the study or the utility room shall be provided. Access to these rooms shall be via a door located along the wall separating the kitchen from the utility room. 2. The entire premises on the site shall be used as a single dwelling unit. 3. The existing vehicular entrance to the site directly opposite the study shall be closed off permanently. 	<ol style="list-style-type: none"> 1, and 2. To ensure that the development is in accordance with the existing pattern of residential development in the area. 3. To ensure that the development is in accordance with the existing pattern of residential development in the area and in the interests of traffic safety.

SECOND SCHEDULE (contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
4. The external finishes of the study and the utility room shall harmonise in colour and texture with those of the remainder of the house.	4. In the interests of visual amenity.


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

Dated this *7th* day of *June* 1983

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext. 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~PERMISSION~~ : PERMISSION : ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976 1963-1982

To:

.....Olan Twomey,	Register Reference No.....	XB.1104
.....6, Greenmount Road.....	Planning Control No.....	
.....Terenure,	Application Received.....	30/7/'82
.....Dublin 6.....	Additional Inf. Recd.....	

APPLICANTTommy Kearney, Esq.

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/A/1355/82, dated23/9/'82..... decide to refuse:

~~PERMISSION~~

PERMISSION

~~APPROVAL~~

For... Proposed retention of the conversion of a garage to a study for an indefinite period

.....at 25, Fernwood Ave., Tallaght.....
for the following reasons:

1. This proposal which envisages the retention of a conversion of a single dwelling house to a multiple dwelling in an area which consists generally of single dwelling units, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
2. The applicants application for the retention of this unauthorised garage conversion does not include application for the retention of an unauthorised general vehicular access to the property which is shown on plans submitted.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date.....24th September, 1982

An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Dublin 1, and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.