

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1271
1. LOCATION	95 Marian Road, Ballyroan, Rathfarnham, Dublin 16.		
2. PROPOSAL	Alterations to and change of use of private dwelling to private nursing home.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	4 Sept 1986	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Brian Watchorn		
	Address 48 Muckross Avenue, Perrystown, Dublin 12.		
5. APPLICANT	Name John & Margaret Corcoran		
	Address 50 Orchardstown Avenue, Ballyroan, Dublin 16.		
6. DECISION	O.C.M. No. P/4041/86		Notified 29th Oct., '86
	Date 29th Oct., '86		Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 5th Dec., 1986		Decision Permission refused by
	Type 1st Party		Effect An Bord Pleanala 18/3/87
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 PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

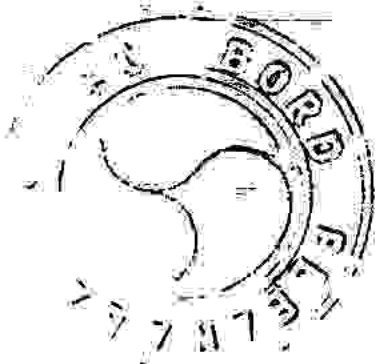
Planning Register Reference Number: 86A/1271

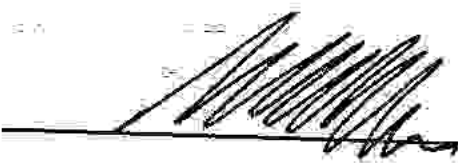
APPEAL by John Corcoran and Margaret Corcoran, care of Brian Watchorn, of Bert Lodge, Athy, County Kildare, against the decision made on the 29th day of October, 1986, by the Council of the County of Dublin to refuse permission for development comprising alterations to and change of use of a private house to private nursing home at 95, Marian Road, Ballyroan, Rathfarnham, County Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The erection of the rear fire escape would alter the character of the building, rendering it inconsistent with the semi-detached house on the south side and giving rise to overlooking of rear gardens.
2. The on-street car parking generated at a T-junction (part of a bus route) and the alternative paving of the front garden to provide off-street car parking would also tend to render the premises inconsistent with the established character of the residential properties in the locality and would tend to devalue the adjoining house on the south side.




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

Dated this 18th day of March 1987.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To..... Brian Watchorn,
48, Muckross Avenue,
Perrystown,
Dublin 12.

Register Reference No. 86A/1271
Planning Control No.
Application Received 4/9/'86
Additional Information Received

Applicant J. & M. Concoran

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/ 4041/86, decided to refuse: dated 29/10/'86

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For..... Proposed alterations to and change of use of private dwelling to private nursing home at 95, Marian Road, Ballyroan, Rathfarnham.
for the following reasons:

1. The site is located in an area zoned 'A' in the Development Plan - "to protect and/or improve residential amenity". The proposed development, which involves the change of use of a semi-detached house to a nursing home, would give rise to serious injury to the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.
2. The proposed development does not provide for adequate additional off-street carparking facilities and as such would give rise to on-street carparking resulting in serious injury to the amenities of the area.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 29th October, 1986

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and shall be addressed to An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by a person or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) An appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.