

# CORPORATION OF DUBLIN

PLAN NO.  615/85 (38/83)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 - 1983 PLANNING REGISTER (Part 1)		REGISTER REFERENCE 8SA/1779T
1. LOCATION	8 St. Mary's Terrace, Rathfarnham, Dublin 14.		O.S. NO.
2. PROPOSED DEVELOPMENT	alterations and extension and change of use of ground floor from residential to office and <del>apartment at 1st floor.</del>		GRID REF.  PREPARED BY: ML CHECKED BY: H.D.
3. TYPE & DATE OF APPLICATION	TYPE  P.	APPLICATION DATE  25.4.1985	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....
4. SUBMITTED BY	Name William A. Maguire & Partners, tbn., Address 34 Lower Baggot St., Dublin 4.		
5. APPLICANT	Name Hugh P.J. Byrne, Address 18 Fitzwilliam Square, Dublin 2.		
6. DECISION	O.C.M. No. & DATE P. 1448. 19th June, 1985. Date NOTIFIED 19th June, 1985.	EFFECT TO REFUSE PERMISSION. (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE  Date NOTIFIED	EFFECT	
8. APPEAL	NOTIFICATION TO CORPORATION Date of An Bord Pleanála's Decision: 26/12/85 3rd December, 1985.		Decision PERMISSION REFUSED. (SEE OPPOSITE).
9. APPLICATION SECTION 26 (3)	Date of application	Decision	
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND  
TREASURER'S RECEIPT NO.

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/82, Local Government (Dublin) Acts 1930-1955

P1448

19 JUN

Decision Order No.

Date

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

ATJ/JC

Date 19/6/85

PERMISSION

25/4/85

TO REFUSE In respect of the Application received on

TWO

613/85

for reasons,

for the development proposed in Plan No./Reg. No.

Hugh P.J. Byrne,

18, Fitzwilliam Square, Dublin 2.

by Applicant of

carry out alterations and extension and change of use of ground floor from

namely to:

residential to office and apartment at 1st floor at 8, St. Mary's Terrace, Rathfarnham, Dublin 14.

Signed:

*[Signature]*

Principal Officer.

Date:

19/6/85

ORDER: In accordance with the recommendation of the Principal Officer, I decide that having regard to the provisions which are included in the Development Plan, the above proposal would be contrary to proper planning and development and I, therefore, decide TO REFUSE. PERMISSION therefor under the Local Government (Planning and Development) Acts 1963/82 for the TWO reasons stated below.

REASONS

1. The dwelling house it is proposed to convert to offices is within an area zoned for residential use in the 1980 Dublin City Development Plan. Offices are not a permitted use in a residential area.

2. The carparking provision shown at the rear of the proposed offices is not a practical solution to everyday parking for employees and customers of the proposed offices. This will result in on-street parking causing serious injury to public amenity.

*[Signature]*  
19/6/85

Date

Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the City and County Manager dated

day of

19

PL. 29/5/69569

AN BORD PLEANALA

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

Dublin County Borough

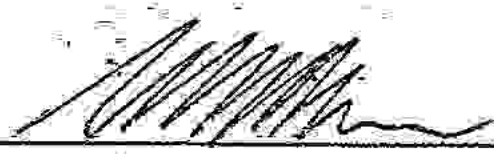
Planning Register Reference Number: 613/85

APPEAL by Hugh P. J. Byrne, of 18, Fitzwilliam Square, Dublin, against the decision made on the 19th day of June, 1985, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, to refuse permission for development comprising of alterations, extension and change of use of ground floor from residential to office and apartment at first floor of 8, Saint Mary's Terrace, Rathfarnham, 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 site is located in an area having a zoning objective to protect and/or improve residential amenities in the current Dublin City Development Plan. Office use is not permitted in a zone with this designation. The zoning objective is considered reasonable and the development proposed would be in conflict with it.
2. The proposed development would detract from the residential amenities of residents in the terrace of which the premises in question forms part by reason of disturbance due to commercial activities, traffic generation and car parking.
3. The proposed development would lead to on-street parking which would result in traffic hazard and inconvenience the local residents.

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

Dated this 3rd day of December 1985.

