

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 85A/1314
1. LOCATION	2 Rochfield Avenue, Perrystown S	
2. PROPOSAL	Retain change of use from bicycle shop to radio & television shop	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	8 October, 1985
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Peter Giblin, Address 7A Olivemount Terrace, Windy Arbour	
5. APPLICANT	Name Mr. John Taylor, Address 2 Rockfield Avenue, Dublin 12	
6. DECISION	O.C.M. No.	P/4196/85
	Date	5th Dec. 1985
	Notified	5th Dec. 1985
	Effect	To Refuse Permission
7. GRANT	O.C.M. No.	
	Date	
	Notified	
	Effect	
8. APPEAL	Notified	
	Type	
	Decision	
	Effect	
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	Copy issued by	Registrar
Checked by	Date	
	Co. Accts. Receipt No	

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... John Taylor, Register Reference No. ... B5A-1314
..... 2 Rockfield Avenue, Planning Control No.
..... Dublin 12. Application Received ... 8/10/85
..... Additional Information Received
Applicant ... John Taylor.

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/4196/85 dated ... 5/12/85 decided to refuse:

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

For ... retention of change of use from Bicycle shop to radio and television shop at
..... 2 Rockfield Avenue, Ferrystown.
for the following reasons:

1. The proposed development would materially contravene Condition No. 1 of the permission granted by Order Dated 26/9/77, Ref. PL6/5/37608, (Reg. Ref. K 2448). The reason given by An Bord Pleanala for its decision was as follows:- "Provided the conditions set out in the Second Schedule are complied with, it is considered that the proposed development would not be injurious to the amenities of the area and that a refusal on grounds of traffic hazard would not be warranted due to the minor nature of the development".

Condition No. 1 provided as follows:- "The shop shall be used solely as a cycle and accessory shop and the rest of the building shall be used solely for residential purposes".

The reason for the condition given was:- "To preserve the residential amenities of the area".

The proposed development, therefore, would represent a departure from the restricted development permitted, and would not be in accordance with the proper planning and development of the area.

2. The proposal for a retail shop for television and radio machines and accessories and for the repair of these items in an area zoned in the County Development Plan Wto "protect and/or improve residential amenity" would contravene materially this objective, would contravene materially this objective, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the residential amenity of residential properties in the vicinity.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date ... 5th December, 1985.

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala 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 Pleanala in relation to an appeal. 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.