

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/290
1. LOCATION	78, Rockfield Ave., Dublin 12 <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Conversion of house to two separate dwellings		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested                      (b) Received
	P	7th March, 1985	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> 1. ....  2. .... </div> <div style="width: 48%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name Ms. Mary McElroy, Address 50, Mountainview Road, Banelagh, Dublin 6.		
5. APPLICANT	Name Mr. Patrick Felle, Address 78, Rockfield Ave., Dublin 12.		
6. DECISION	O.C.M. No. P/1453/85 Date 2nd May, 1985		Notified 2nd May, 1985 Effect To refuse permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 4th June, 1985 Type 1st Party		Decision Permission granted by An Bord Pleanála Effect 23rd Aug <sup>n</sup> , 1985
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: 85A/290

APPEAL by Patrick Felle, 78, Rockfield Avenue, Kimmage, Dublin, against the decision made on the 2nd day of May, 1985, by the Council of the County of Dublin, to refuse permission for the conversion of a dwelling at 78, Rockfield Avenue, Kimmage, Dublin, into two separate dwellings, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said conversion in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the exceptionally large size of the dwelling, its proposed sub-division into two smaller dwellings is not considered to conflict with the proper planning and development of the area, provided the conditions set out in the Second Schedule hereto are complied with.


SECOND SCHEDULE

1. Details of the proposed shared access onto Rockfield Avenue shall be submitted to and agreed with the planning authority prior to the commencement of development.

Reason: In the interests of traffic safety.

2. No extensions shall be added to either of the two units, unless prior permission has been obtained from the planning authority or from An Bord Pleanála on appeal.

Reason: The space about each of the proposed units is restricted, and it is considered reasonable that the impact of any proposed extensions should be assessed in the interests of preserving residential amenity.

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

Dated this 23<sup>rd</sup> day of August 1985.



# DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

## NOTIFICATION OF A DECISION TO REFUSE:

~~OUTSTANDING~~ PERMISSION: ~~XXXXXX~~

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

To **Mary McElroy,**  
**50 Mountainview Road,**  
**Ranelagh,**  
**Dublin 6.**

Register Reference No. **85A/290**

Planning Control No.

Application Received **7.3.85**

Additional Information Received

Applicant **Patrick Falle**

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/ **1453/85** dated **2.5.85** decided to refuse:

~~OUTSTANDING~~

PERMISSION

~~APPROVAL~~

For **conversion of 78 Rockfield Avenue, Dublin 12 to two separate dwellings**

for the following reasons:

1. The proposal to subdivide an existing house into two houses having unsatisfactory space about the dwellings would not comply with the requirements of the County Development Plan relating to space about dwellings and would not be in accordance with the proper planning and development of the area.
2. The proposal to provide houses on substandard curtilages in an area zoned "to protect and/or improve residential amenity" in the County Development Plan, would contravene materially the above objective and would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area and that of properties in the vicinity.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **2nd May, 1985**

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála by the applicant within one month from 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 Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to 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 £30 (Thirty 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.