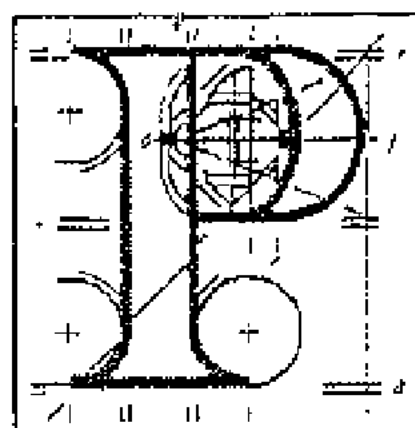


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0565	
1. Location	16 Mountdown Road, Dublin 12.		
2. Development	Change of use from commercial to office on the ground floor and a single storey flat roof extension to the rear and off street car parking in the rear yard.		
3. Date of Application	12/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/08/1999 2.	1. 26/08/1999 2.
4. Submitted by	Name: John Sugars and Partners, Address: 17 Leinster Square, The Mews, Rathmines,		
5. Applicant	Name: Pearce and Mary Colbert, Address: 18 Rathgar Road, Dublin 6.		
6. Decision	O.C.M. No. 2315 Date 22/10/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	19/11/1999	Written Representations	
9. Appeal Decision	20/03/2000	Refuse Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar		 Date	 Receipt No.

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

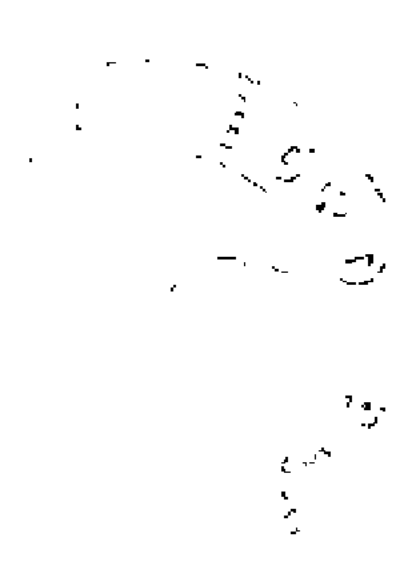
Planning Register Reference Number: S99A/0565

APPEAL by Pearce and Mary Colbert care of John Sugars and Partners of The Mews, 17 Leinster Square, Dublin against the decision made on the 22nd day of October, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the change of use from commercial to office on the ground floor and a single storey flat roof extension to the rear and off-street car parking in the rear yard of 16 Mountdown Road, Dublin :

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development is located in an area zoned "A" in the current South Dublin County Development Plan for which the objective is to protect and/or improve residential amenity. This objective is considered reasonable. It is considered that the proposed change of use of an existing shop would contravene materially the development objective as set out in the Development Plan and would be contrary to the proper planning and development of the area.

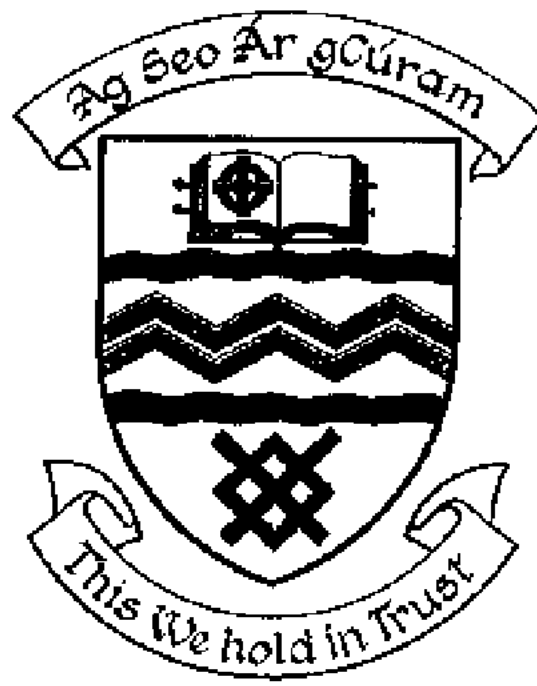


Brian Auer

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

Dated this 16th day of March 2000.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2315	Date of Decision 22/10/1999
Register Reference S99A/0565	Date 12/08/99

Applicant Pearce and Mary Colbert,
Development Change of use from commercial to office on the ground floor and a single storey flat roof extension to the rear and off street car parking in the rear yard.
Location 16 Mountdown Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/08/1999 /26/08/1999

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

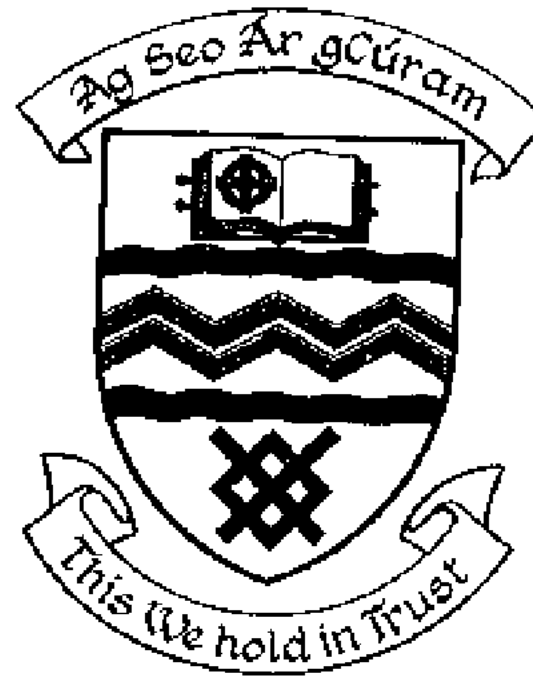
.....DC..... 22/10/99
for SENIOR ADMINISTRATIVE OFFICER

John Sugars and Partners,
17 Leinster Square, *← The Mews*
Rathmines,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

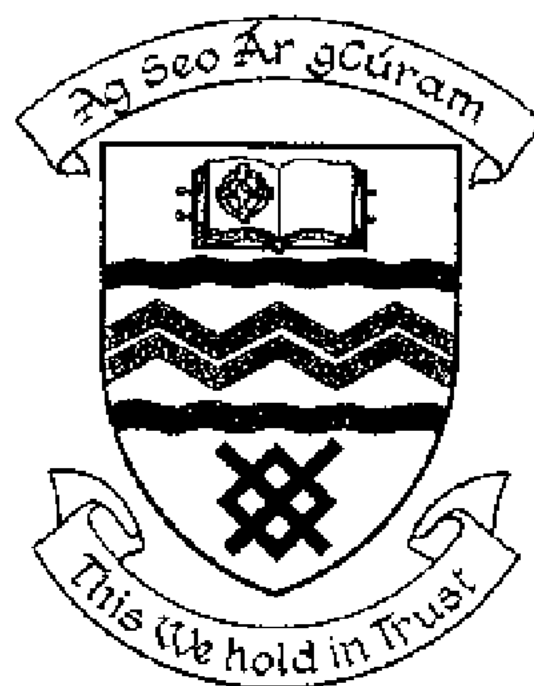
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0565

Reasons

- 1 The proposed development for offices greater than 100 sq. m. would be contrary to the zoning objective for the area, i.e. zoning objective 'A', "to protect and/or improve residential amenity" and as such would not be in the interests of the proper planning and development of the area.
- 2 Having regard to the fact that the proposed development is located within 5 metres of both a 150mm foul and a 150mm surface water sewer, it is considered that the development is likely to be prejudicial to public health and as such, not in the interests of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1803	Date of Order 23/08/1999
Register Reference S99A/0565	Date 12/08/99

Applicant Pearce and Mary Colbert,

Development Change of use from commercial to office on the ground floor and a single storey flat roof extension to the rear and off street car parking in the rear yard.

Location 16 Mountdown Road, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 20/08/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

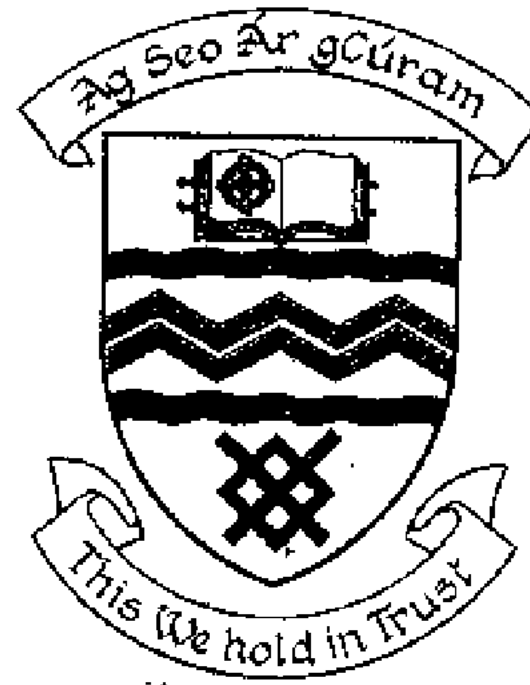
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

John Sugars and Partners,
17 Leinster Square,
Rathmines,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0565

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

DC
.....
for Senior Administrative Officer.

23/08/99