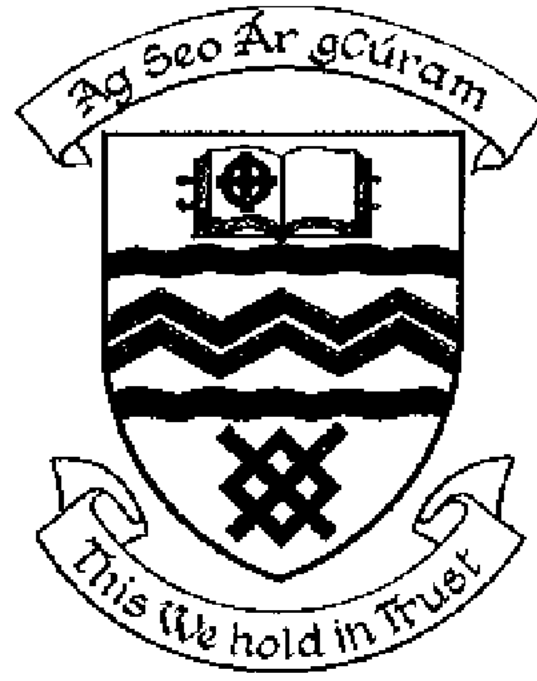


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0557	
1. Location	24 Barton Drive, Rathfarnham, Dublin 14.		
2. Development	First floor apartment extension and for retention of change of use of part ground floor from creche to shop.		
3. Date of Application	10/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/08/1999 2.	1. 09/09/1999 2.
4. Submitted by	Name: Delahunty & Harley, Address: 122 Merrion Road, Ballsbridge,		
5. Applicant	Name: Carmel Grant, Address: 24 Barton Drive, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2444 Date 05/11/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	01/12/1999	Written Representations	
9. Appeal Decision	03/04/2000	Grant Permission & 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.	

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

Decision Order Number 2444	Date of Decision 05/11/1999
Register Reference S99A/0557	Date 10/08/99

Applicant Carmel Grant,

Development First floor apartment extension and for retention of
change of use of part ground floor from creche to shop.

Location 24 Barton Drive, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/08/1999 /09/09/1999

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 (4) Reasons on the attached Numbered Pages.

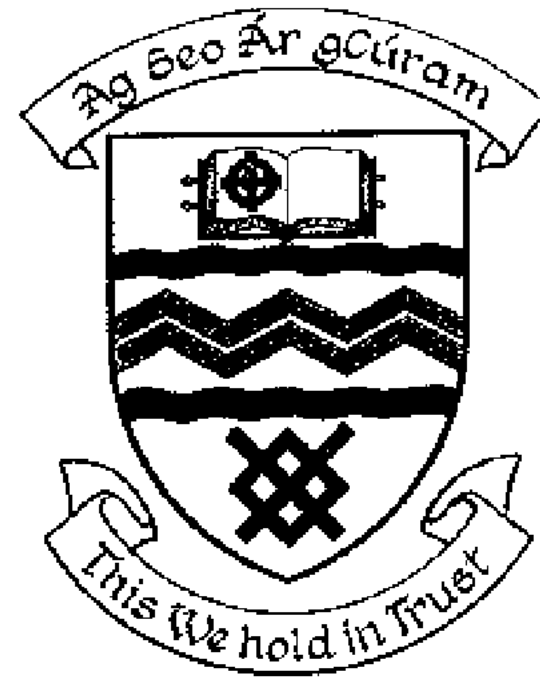
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

05/11/99

Delahunty & Harley,
122 Merrion Road,
Ballsbridge,
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL
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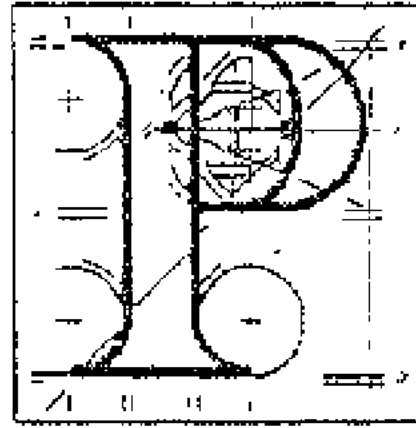
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REG REF. S99A/0557

Reasons

- 1 Lack of off-street car parking would lead to on street car parking in front of shops where parking arrangements are haphazard. This would tend to create serious traffic congestion.
- 2 The proposed development by reason of excessive density and inadequate provision of facilities such as a public footpath, open space, public parking and private parking constitutes substandard development which would materially contravene the zoning objective for the area 'to protect and improve residential amenity'.
- 3 The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 4 The planning application does not include the drawings and plans required to be submitted with a planning application under Section 23, Part IV of the Local Government (Planning and Development), Regulations, 1994. In any event the plans are insufficiently detailed.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0557

APPEAL by Carmel Grant care of Delahunty and Harley of 122 Merrion Road, Ballsbridge, Dublin against the decision made on the 5th day of November, 1999 by the Council of the County of South Dublin to refuse permission for development comprising a first floor apartment extension and retention of change of use of part ground floor from creche to shop at 24 Barton Drive, Rathfarnham, Dublin in accordance with the plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said retention of change of use of part ground floor from creche to shop in accordance with the said plans and particulars and the said permission is hereby granted. Furthermore, permission is hereby refused for the said first floor apartment extension for the reason set out in the Second Schedule hereto.

FIRST SCHEDULE

Having regard to the planning history of the site and to the pattern of development in the area, it is considered that the proposed development would not seriously injure the amenities of the area and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

The site of the proposed development is located in an area zoned "A" in the current South Dublin County Council Development Plan for which the objective is "to protect and/or improve residential amenity" (which objective is considered reasonable). It is considered that the proposed development would constitute overdevelopment on this site, would not be consistent with the standards set out in the Development Plan in terms of amenity open space, car parking and privacy, and would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development would, therefore, constitute substandard development, would contravene materially the development objective for the area and would be contrary to the proper planning and development of the area.



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

Dated this 31st day of March 2000.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Order Number 1801	Date of Order 23/08/1999
Register Reference S99A/0557	Date 10/08/99

Applicant Carmel Grant,
Development First floor apartment extension and for retention of
change of use of part ground floor from creche to shop.
Location 24 Barton Drive, Rathfarnham, Dublin 14.

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

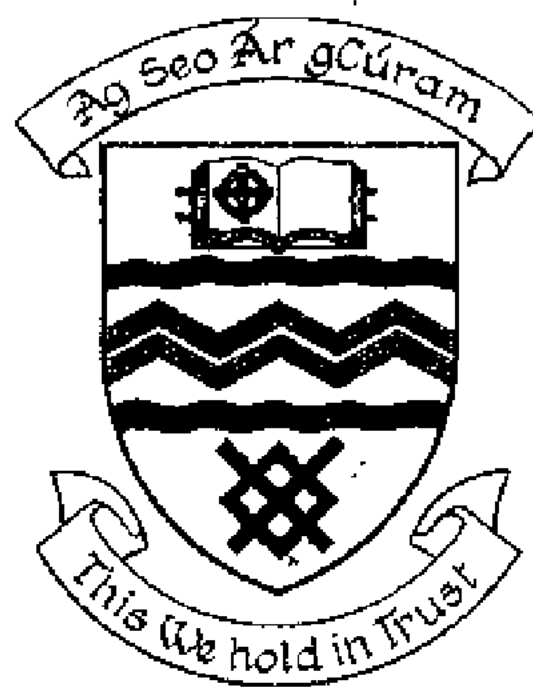
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 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:

- (a) Applicant's name

Delahunty & Harley,
122 Merrion Road,
Ballsbridge,
Dublin 4.

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REG REF. S99A/0557

- (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,

.....*DE*.....
for Senior Administrative Officer.

23/08/99