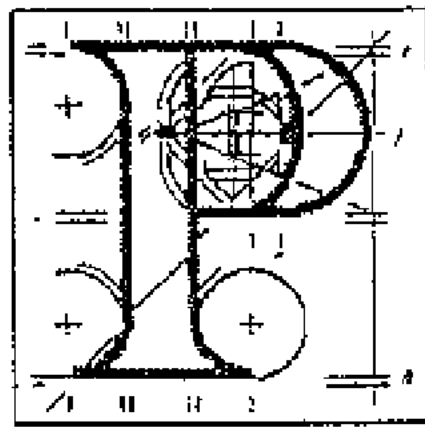


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0521	
1. Location	"Reilly's Garage", Newlands Road, Balgaddy, Lucan, Co. Dublin.		
2. Development	Enlargement of existing car body repair and spray shop including demolition of existing buildings and construction of new 2 storey building yielding 592 msq floor space including repair/paint areas, an office, staff facilities and showroom and provision of carparking and alterations to site entrance.		
3. Date of Application	29/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Eugene Raeside R.I.B.A., Address: Front Left Basement, 9 Queens Park,		
5. Applicant	Name: Mr. A. Brannigan & Mr. R. Smith, Address: Unit 65B, rear of 65 Crumlin Road, Dublin 12.		
6. Decision	O.C.M. No. 2104 Date 27/09/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	26/10/1999	Written Representations	
9. Appeal Decision	23/05/2000	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/0521

APPEAL by A. Brannigan and R. Smith care of Eugene Raeside of Front Left Basement, 9 Queens Park, Monkstown, County Dublin against the decision made on the 27th day of September, 1999 by the Council of the County of South Dublin to refuse permission for development comprising enlargement of existing car body repair and spray shop including demolition of existing buildings and erection of a two-storey building yielding 592 square metres floor space including repair/paint areas, an office, staff facilities and showroom and provision of car parking and alterations to site entrance at "Reilly's Garage", Newlands Road, Ballygaddy, Lucan, County Dublin:

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

SCHEDULE

The site of the proposed development is located within an area zoned "A" with the objective ("to protect and/or improve residential amenity") in the current South Dublin County Development Plan. This objective is considered reasonable. The proposed development, by reason of its nature and scale and the use proposed, would contravene materially the objective of the Development Plan, would seriously injure the amenities and depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and development of the area.



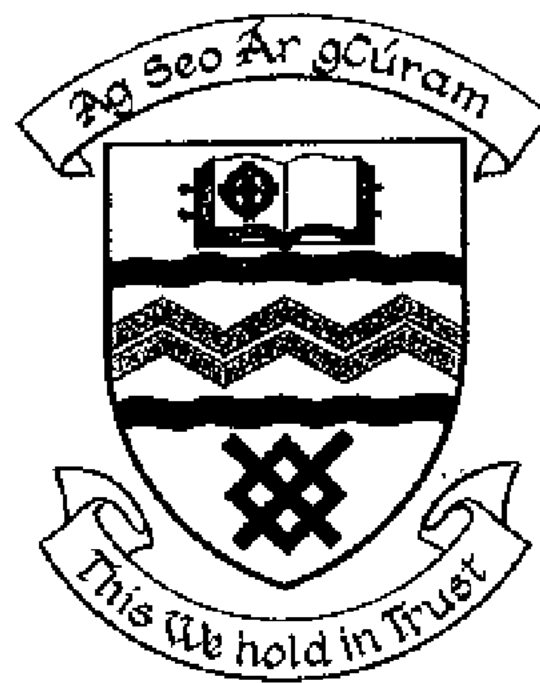
Brian Hunt

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

Dated this *23rd* day of *May* 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0521	
1. Location	"Reilly's Garage", Newlands Road, Balgaddy, Lucan, Co. Dublin.		
2. Development	Enlargement of existing car body repair and spray shop including demolition of existing buildings and construction of new 2 storey building yielding 592 msq floor space including repair/paint areas, an office, staff facilities and showroom and provision of carparking and alterations to site entrance.		
3. Date of Application	29/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Eugene Raeside R.I.B.A., Address: Front Left Basement, 9 Queens Park,		
5. Applicant	Name: Mr. A. Brannigan & Mr. R. Smith, Address: Unit 65B, rear of 65 Crumlin Road, Dublin 12.		
6. Decision	O.C.M. No. 2104 Date 27/09/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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.

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**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 2104	Date of Decision 27/09/1999
Register Reference S99A/0521	Date 29/07/99

Applicant Mr. A. Brannigan & Mr. R. Smith,

Development Enlargement of existing car body repair and spray shop including demolition of existing buildings and construction of new 2 storey building yielding 592 msq floor space including repair/paint areas, an office, staff facilities and showroom and provision of carparking and alterations to site entrance.

Location "Reilly's Garage", Newlands Road, Balgaddy, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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

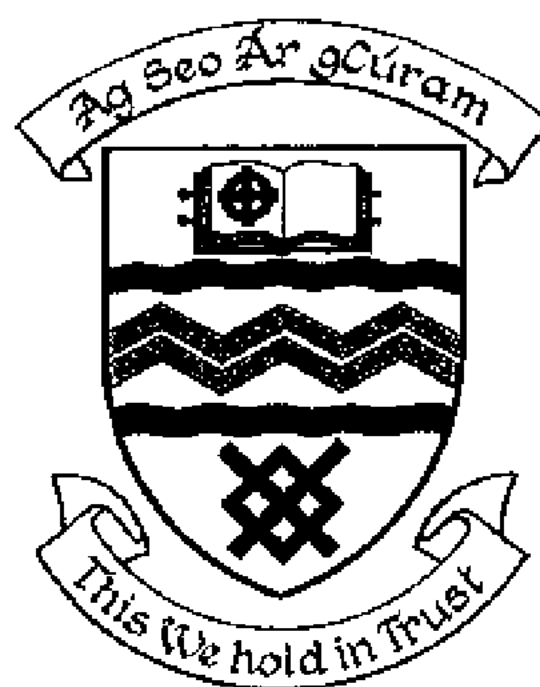
..... 27/09/99
for SENIOR ADMINISTRATIVE OFFICER

Eugene Raeside R.I.B.A.,
Front Left Basement,
9 Queens Park,
Monkstown,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0521

Reasons

- 1 The proposed expanded motor vehicle repair workshop would be located in an area zoned Objective 'A' which seeks "to protect and/ or improve residential amenity". Under this zoning objective, use as service garages are open to consideration only. Having regard to the nature of the expanded use proposed and the zoning objective for the area, the proposed development would contravene materially a development objective of the South Dublin County Development Plan, 1998 for the use primarily of this area for particular purposes. The proposed development would accordingly be contrary to the proper planning and development of the area.
- 2 The proposed development, by reason of the design, scale and nature of the expanded use incorporating an enlarged motor vehicle repair workshop with spray booths and car showroom, would result in the loss of amenity to adjacent properties by reason of nuisance and aspect and would be seriously injurious to the amenities and depreciate the value of property in the vicinity. The proposed development would therefore be contrary to the proper planning and development of the area.