

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0410	
1. Location	512, Main Street, Tallaght, Dublin 24.		
2. Development	Change of use of premises from residential, to partly office, and partly as a telephone call centre for a taxi service, and removal of existing telecommunications mast from the roof, and the re-erection of same at the rear of the premises.		
3. Date of Application	22/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/08/1999 2.	1. 14/09/1999 2.
4. Submitted by	Name: Dominic Finnigan, Address: 14a Old Court Cottages, Tallaght,		
5. Applicant	Name: Dominic Finnegan, Address: 14a Old Court Cottages, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2464 Date 10/11/1999	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



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**PLANNING
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P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2464	Date of Decision 10/11/1999
Register Reference S99A/0410	Date 22/06/99

Applicant Dominic Finnegan,

Development Change of use of premises from residential, to partly office, and partly as a telephone call centre for a taxi service, and removal of existing telecommunications mast from the roof, and the re-erection of same at the rear of the premises.

Location 512, Main Street, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/08/1999 /14/09/1999

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

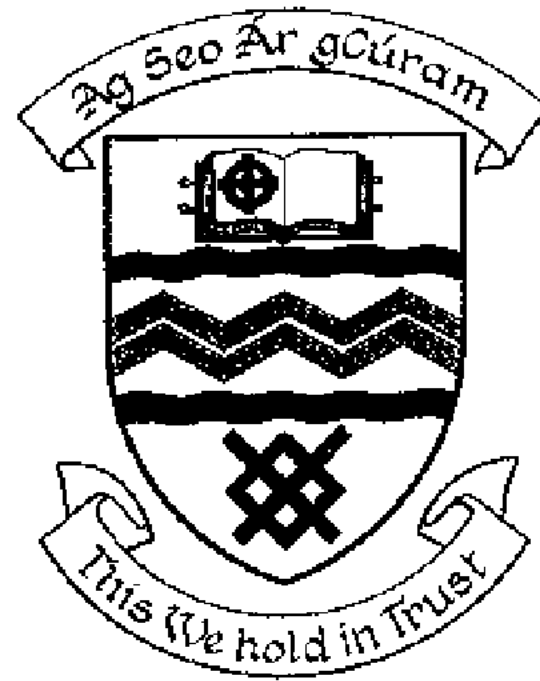
..... SMC 10/11/99
for SENIOR ADMINISTRATIVE OFFICER

Dominic Finnigan,
14a Old Court Cottages,
Tallaght,
Dublin 24.

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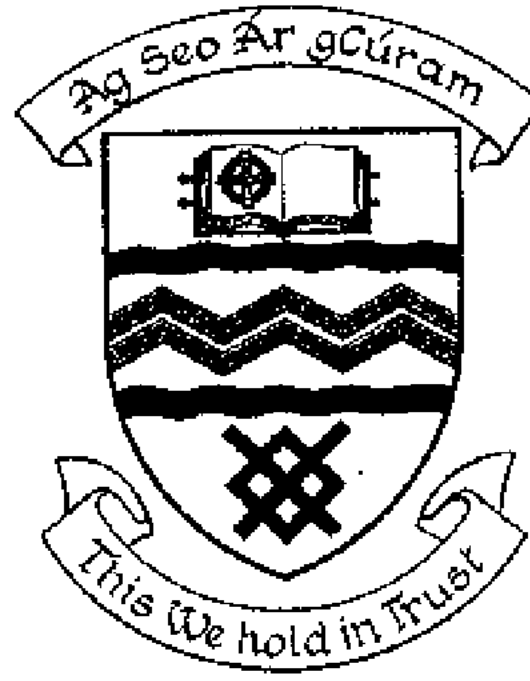
Reasons

- 1 The proposed development is located in a designated conservation area in the South Dublin County Development Plan 1998. It is a policy of the Development Plan to conserve the existing residential accommodation within the conservation areas and to have regard to the impact of any proposed development on the existing amenities, character and heritage of these areas. The proposed development would result in the loss of an existing house, would result in the provision of additional signage and would, by the precedent which a grant of permission for it would set, seriously prejudice the continuance in residential use of houses on the Main Street of Tallaght. A grant of planning permission for retention of the development as proposed would contravene materially a policy of the County Development Plan and would be contrary to the proper planning and development of the area.
- 2 No off street car parking provision has been made to serve the proposed development. A grant of planning permission would lead to additional parking on the Main Street in Tallaght and would endanger public safety by reason of a traffic hazard and obstruction of road users.
- 3 The site is located in a designated conservation area where the is the objective of the Planning Authority to preserve the existing amenity, character and heritage of these areas. It is considered that the proposed mast would be harmful to the amenity and character of the conservation area and would seriously injure the amenities of property in the vicinity.

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

Decision Order Number 1779	Date of Decision 20/08/1999
Register Reference S99A/0410	Date: 22/06/99

Applicant Development Dominic Finnegan,
Retention of change of use of premises from residential, to office use, the erection of 2 business signs to the front and the erection of a telecommunications mast to the rear of the premises.

Location 512, Main Street, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

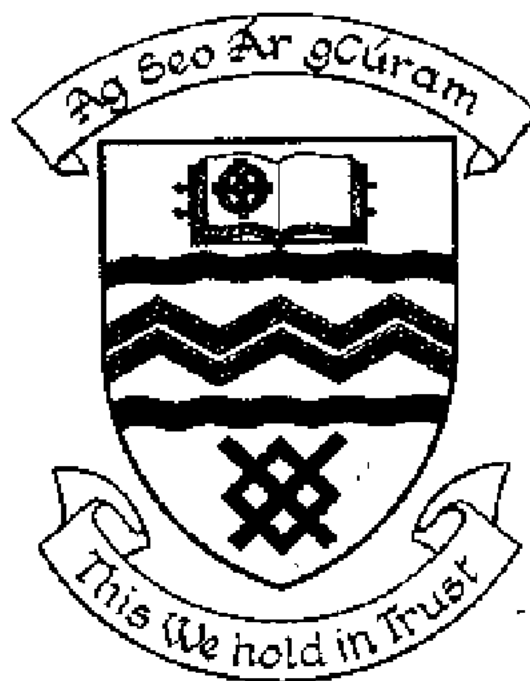
With reference to your planning application, received on 22/06/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

1 The applicant is advised that the public notices as issued describe the proposed development as 'Retention of change of use of premises from residential, to office use...'. It has come to the attention of the Planning Authority that a taxi service is operated from the premises. It is the opinion of the Planning Authority that the use as an office does not include use as a taxi service as per Article 11(4)(b) of the Local Government (Planning and Development) Regulations, 1994 as amended. The applicant is required to clarify if the intended use is as a taxi service. If this is the case then revised public notices clearly stating that the proposed use shall be that of a taxi service shall be lodged with the planning Authority in order to validate the application (i.e. press notice and site notice procedures must be repeated).

2 The applicant is requested to submit a Site Layout Plan at a scale of not less than 1:500 showing the proposed site

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14a Old Court Cottages,
Tallaght,
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outlined in red. The site as outlined in red should concur with that shown on the Site Location Map and all works proposed should be within the area of the proposed site. The drawings as lodged with the application show the proposed mast located outside of the boundaries as outlined in red on the Location Map.

- 3 The Planning Authority note that the application included for the provision of a telecommunications mast to the rear of the site. However, the site Layout Plan refers to the relocation of an existing mast. The applicant is requested to state what his intentions are with regard to the existing telecommunications mast located on the roof of the building and to make the necessary reference in any revised public notices if the intention is to remove and relocate this mast.

Signed on behalf of South Dublin County Council

S. Mc Cormack
.....
for Senior Administrative Officer

20/08/99