

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0328	
1. Location	123 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Partial change of use from solely residential to accommodate creche and residential use.		
3. Date of Application	19/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Malone O'Regan, Address: St. Catherine's House, Catherine Street,		
5. Applicant	Name: Ms. Orla O'Neill, Address: 123 Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1480 Date 15/07/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/08/1999	Written Representations	
9. Appeal Decision	23/12/1999	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

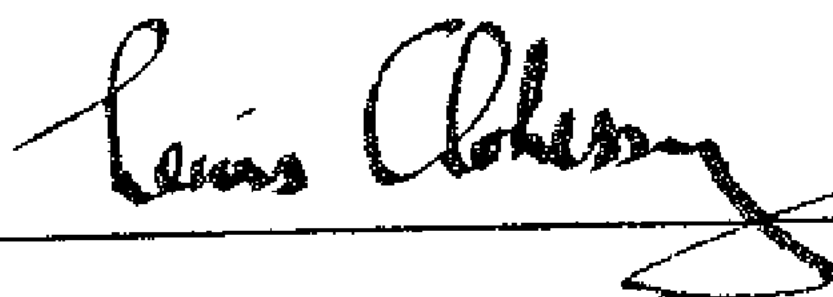
Planning Register Reference Number: S99A/0328

APPEAL by Orla O'Neill care of Malone O'Regan of Saint Catherine's House, Catherine Street, Waterford against the decision made on the 15th day of July, 1999 by the Council of the County of South Dublin to refuse permission for development comprising partial change of use from solely residential to accommodate creche and residential use at 123 Butterfield Avenue, Rathfarnham, 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.

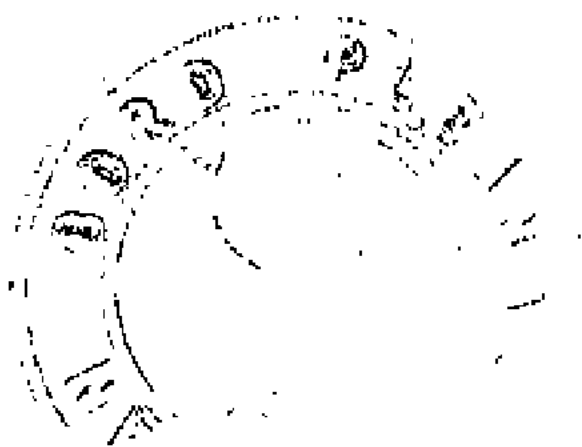
SCHEDULE

1. It is considered that the proposed development, located in a semi-detached house would, by reason of noise and general disturbance and by the additional traffic movements generated, seriously injure the amenities and depreciate the value of property in the vicinity.
2. The proposed development would interfere with the safety and free flow of traffic, by reason of inadequate off-street car parking and would tend to generate on-street car parking causing traffic congestion on this heavily-trafficked road. The proposed development would, therefore, 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.

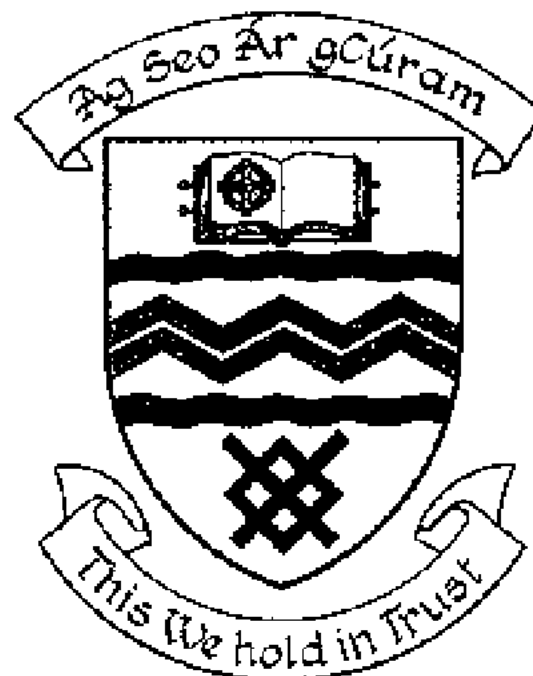
Dated this 23rd day of December 1999.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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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 1480	Date of Decision 15/07/1999 <i>MA</i>
Register Reference S99A/0328	Date 19/05/99

Applicant Ms. Orla O'Neill,

Development Partial change of use from solely residential to
accommodate creche and residential use.

Location 123 Butterfield Avenue, Rathfarnham, Dublin 14.

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

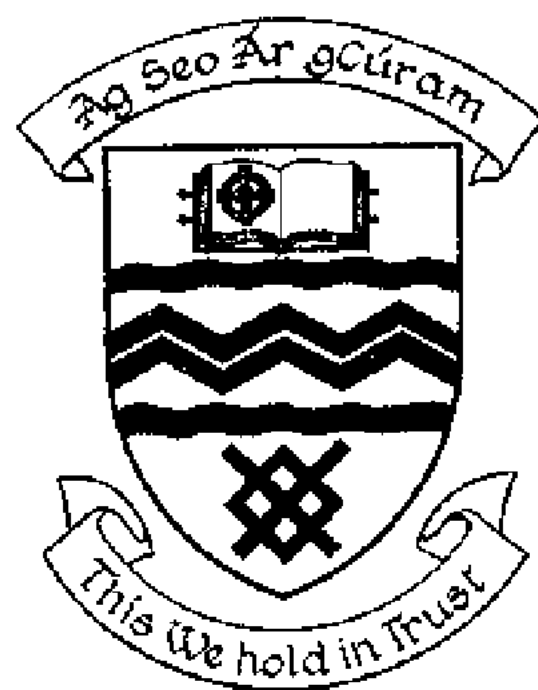
MA
..... 15/07/99
for SENIOR ADMINISTRATIVE OFFICER

Malone O'Regan,
St. Catherine's House,
Catherine Street,
Waterford.

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REG REF. S99A/0328

Reasons

- 1 The proposed development located in a semi-detached house would, by reason of noise and general disturbance and by the additional traffic movements generated, seriously injure the amenities of property in the vicinity.
- 2 The proposed development would interfere with the safety and free flow of traffic by reason of inadequate off-street car parking and would tend to generate on-street car parking causing traffic congestion on this heavily congested road. The proposed development would, therefore, be contrary to the proper planning and development of the area.