

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0150	
1. Location	Butterfield House, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Demolition of the existing dilapidated Coach House in the grounds of Butterfield House (a building listed for preservation) and its replacement with a two storey over ground mansard roofed structure with basement for use as offices, meetings and other associated uses, new vehicular entrance and parking.		
3. Date of Application	10/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/03/1999 2.	1. 29/03/1999 2.
4. Submitted by	Name: Paul O'Connell & Associates, Address: Waterway House, 78 Grove Road,		
5. Applicant	Name: The Irish Pharmaceutical Union, Address: Butterfield House, Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0931 Date 06/05/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/06/1999	Written Representations	
9. Appeal Decision	14/12/1999	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.

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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/0150

APPEAL by The Irish Pharmaceutical Union care of Paul O'Connell and Associates of Waterway House, 78 Grove Road, Dublin against the decision made on the 6th day of May, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of the existing dilapidated coach house in the grounds of Butterfield House (a building listed for preservation) and its replacement with a two-storey over ground mansard roofed structure with basement for use as offices, meetings and other associated uses, new vehicular entrance and parking at Butterfield House, Butterfield Avenue, Rathfarnham, 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

1. Having regard to the location of the site of the proposed development in an area zoned to protect and/or improve residential amenity in the current development plan for the area, which zoning is considered reasonable, it is considered that the proposed intensification of the existing use on site would seriously injure the amenities of residential property in the vicinity, would contravene materially an objective of the development plan and would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the location of the existing coach house which contributes to the character, setting and amenity of the area in the immediate vicinity of Butterfield House, a List 1 building in the current development plan for the area, which listing is considered reasonable. It is considered that the proposed demolition of the coach house would seriously injure the amenities of the area, would be contrary to the policies of the development plan and would, therefore, be contrary to the proper planning and development of the area.

WMBGW

3. It is considered that the proposed development, by reason of its scale, form and design, would be visually incongruous in relation to Butterfield House, a List 1 building in the current development plan for the area. It is considered that the proposed development would seriously injure the visual amenities of the area, would be contrary to a development plan objective to protect this listed building and would, therefore, be contrary to the proper planning and development of the area.

Michael P. Wall

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

Dated this 16th 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
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 0599	Date of Order 26/03/1999
Register Reference S99A/0150	Date 10/03/1999

Applicant The Irish Pharmaceutical Union,

Development Demolition of the existing dilapidated Coach House in the grounds of Butterfield House (a building listed for preservation) and its replacement with a two storey over ground mansard roofed structure with basement for use as offices, meetings and other associated uses, new vehicular entrance and parking.

Location Butterfield House, Butterfield Avenue, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 24/03/99 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:

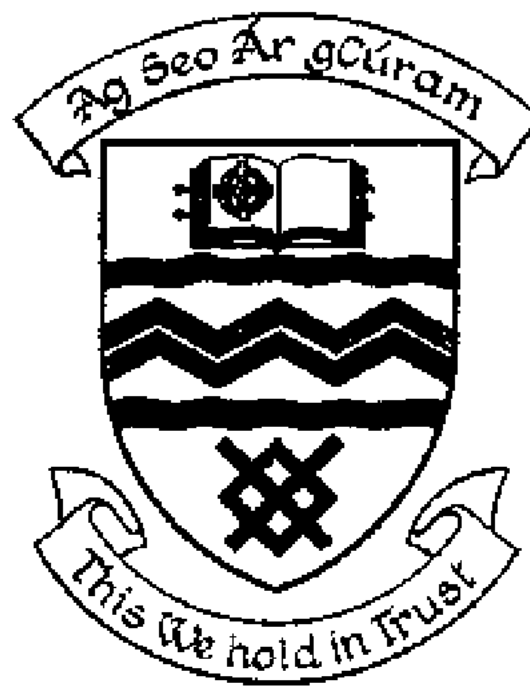
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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

Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

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REG REF. S99A/0150

3. Must be headed "Application to Planning Authority".
4. Must state:

- (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.

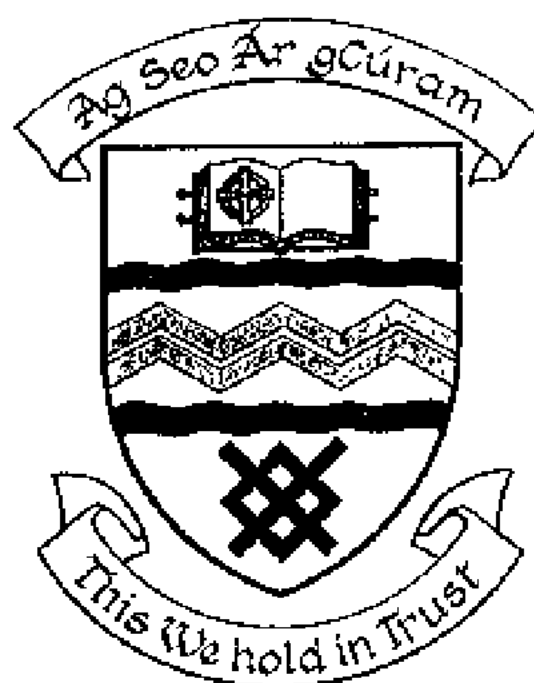
Yours faithfully,

AA

.....
for Senior Administrative Officer.

26/03/1999

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

Decision Order Number 0931	Date of Decision 06/05/1999
Register Reference S99A/0150	Date 10th March 1999

Applicant The Irish Pharmaceutical Union,

Development Demolition of the existing dilapidated Coach House in the grounds of Butterfield House (a building listed for preservation) and its replacement with a two storey over ground mansard roofed structure with basement for use as offices, meetings and other associated uses, new vehicular entrance and parking.

Location Butterfield House, Butterfield Avenue, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/03/1999 /29/03/1999

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

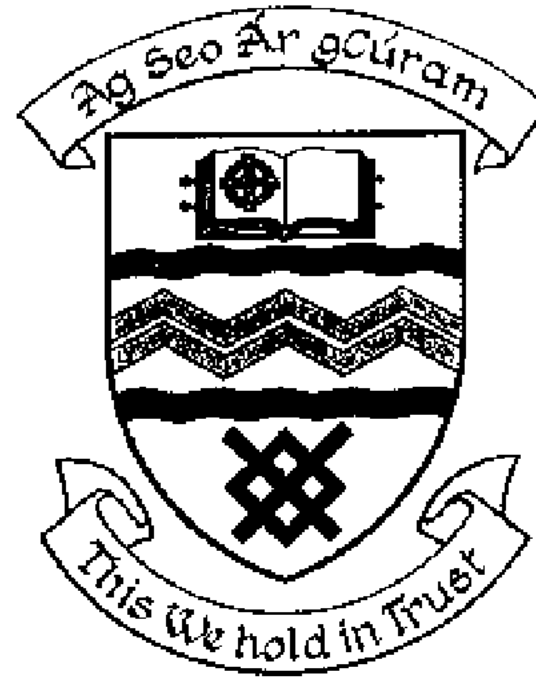
06/05/1999

Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

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Reasons

- 1 The site of the proposed development is located in an area which is subject to the zoning objective "to protect and/or improve residential amenity" in the South Dublin County Development Plan 1998 and within which office developments of more than 100 sq.m. floor area are not normally permitted. Given the close proximity of adjacent residential properties it is considered that the proposed development would give rise to an excessive intensification of office use on the site and that it would, therefore, contravene materially the said zoning objective and, as such, would be contrary to the proper planning and development of the area.
- 2 The proposed development would result in the loss of a building which is considered to contribute to the character and amenity of the area in the immediate vicinity of Butterfield House which is included in the Development Plan in List 1 of buildings to be preserved (Item 015). It would also detrimentally effect the visual and environmental context of the said listed house by substituting a modest coach house that is clearly ancillary to the main house with a much larger structure that would compete with the main house. This new relationship would be accentuated by the proposed parking area and vehicular access directly off Butterfield Avenue. The proposed development, therefore, would seriously injure the amenities of Butterfield House and would be contrary to the policy of the Planning Authority, as set out in the Development Plan, to preserve the house.
- 3 The proposed office building, having regard to its location between 5-7m from the boundary with the adjacent house to the west and to the three proposed first floor windows in the western elevation, would result in an unacceptable level of overlooking of the adjoining property and, as such, would seriously injure the amenities and depreciate the value of property in the vicinity.
- 4 The application as submitted is seriously deficient in relation to details on foul and surface water drainage and water supply.