

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.432
1. LOCATION	Hermitage Estate, Grange Road Rathfarnham	
2. PROPOSAL	Residential development	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	O/P	3.3.83
	Date Further Particulars	
	(a) Requested	(b) Received
	1. Time ext. up to & incl., 30/5/83	1.
	2.	2.
4. SUBMITTED BY	Name O'Malley & Bergin, Address 23 Fitzwilliam Place, Dublin 2	
5. APPLICANT	Name Gallagher Group Ltd., (In receivership) Address Donaghmede Shopping Centre, Donaghmede, Dublin 13	
6. DECISION	O.C.M. No. PA/1446/83	Notified 27th May, 1983
	Date 27th May, 1983	Effect To refuse o. permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 1st July, 1983	Decision O. Permission refused by An Bord Pleanála
	Type 1st Party	Effect 11th Dec., 1984
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: Y.A. 432

APPEAL by Gallagher Group Limited (in receivership) of Donaghmede Shopping Centre, Donaghmede, Dublin, against the decision made on the 27th day of May, 1983, by the Council of the County of Dublin to refuse outline permission for the erection of 86 houses on lands at Hermitage Estate, Grange Road, Rathfarnham, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, outline permission is hereby refused for the erection of the said 86 houses for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site forms part of an overall holding of 17 acres in respect of which there are three current proposals before An Bord Pleanála. As all of the proposals overlap in a manner which makes them substantially incompatible, the proposed development would, accordingly, prejudice the overall comprehensive development of the holding.
2. The proposed development would be premature in the absence of a layout for the overall holding in respect of access, satisfactory circulation pattern for the existing and proposed housing developments, the existing primary school and church and open space situation and configuration.
3. The proposed development would endanger public safety by reason of traffic hazard because of the additional through traffic which would be generated by it through adjoining housing estates.

D. Hannigan

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

Dated this ¹² 16 day of December 1984.

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext. 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

To:

O'Malley & Bergin,

Register Reference No.....

YA. 532

33, Fitzwilliam Place,

Planning Control No.....

16168

Dublin 2,

Application Received.....

3/3/83

Additional Inf. Recd.....

30/5/83

APPLICANT

Gallagher Group Ltd. (in receivership)

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ A/1446/83, dated 27/5/83 decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For..... Proposed 63 houses on 7 acres, adjoining and south of reservation for proposed Burton Road Extension, with frontage to Hermitage Court and access to the Grange Road and 23 houses on 2 acre site adjoining to the east of Marley Grange National School and Church with access at Marley Avenue, Rathfarham.

for the following reasons:

1. Part of the site is affected by a road reservation shown in the County Development Plan, linking Nutgrove Avenue to Grange Road.
2. Having regard to the particular requirements of the area, the proposed development does not provide for adequate co-ordination or for a satisfactory circulation pattern for the existing and proposed housing developments, the existing primary school and church and the proposed post-primary school. The proposed development would therefore seriously injure the amenities of property in the vicinity.
3. The proposed development would unduly inhibit the provision of a satisfactory post-primary school site on the adjoining lands in the applicants control and ownership. The post primary school site indicated is unsatisfactory by virtue of its shape and location and therefore not in accordance with the requirements of the Development Plan.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date..... 27th May, 1983.

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of notification by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Dublin 1, and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

FUTURE PRINT

YA 432

28th April, 1983.

O'Malley & Bergin,
33 Fitzwilliam Place,
DUBLIN 2.

RE: Proposed 63 houses on 7 acres, adjoining south of reservation for proposed Barton Road Extension with frontage to Hermitage Court and access to the Grange Road, and 23 houses on 2 acres site adjoining and to the east of Marley Grange National School and Church, with access at Marley Avenue, Rathfarnham, for Gallagher Group Ltd. (in receivership).

Dear Sir,

With reference to your planning application received here on 3rd March, 1983 (letter of extension period received 26th April, 1983), in connection with the above, I wish to inform you that:-

In accordance with Section 26(AA) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4) of Section 26 has been extended up to and including the 30th May, 1983.

Yours faithfully,



for Principal Officer.