

CORPORATION OF DUBLIN

PLAN NO. 911/78.		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE 911/78. RA 20201	
1. LOCATION		Dodder Road Lower, Rathgar, Dublin 14. S		O.S. NO. S 3328-25 GRID REF. 1548 2950	
2. PROPOSED DEVELOPMENT		5 houses.		PREPARED BY: SN. CHECKED BY: PC	
3. TYPE & DATE OF APPLICATION		TYPE O.P.	APPLICATION DATE 16th March, '78.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY		Name Derek Ryan, Esq., tbn., Address 1, Castlepark Road, Sandycove, Co. Dublin.			
5. APPLICANT		Name Trustees of the Divinity Hostel, Address Braemor Park, Dublin 14.			
6. DECISION		O.C.M. No. & DATE P955. Date NOTIFIED 11th May 1978. 11th May 1978.		EFFECT TO REFUSE OUTLINE PERMISSION (SEE OPPOSITE).	
7. GRANT		O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL		NOTIFICATION TO 14th JUNE 1978. CORPORATION		Decision PERMISSION REFUSED (SEE OPPOSITE).	
8A. DATE OF AN BORD		22-11-78.			
9. APPLICATION SECTION 26 (3)		PLEANALA'S DECISION Date of application		Decision	
10. COMPENSATION		Ref. in Compensation Register			
11. ENFORCEMENT		Ref. in Enforcement Register			
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.					
15.					
16.					

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND TREASURER'S RECEIPT NO.

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Act, 1963: Local Government (Dublin) Acts 1930-1955

11 MAY

RECOMMENDATION:

I hereby endorse the recommendation of the Development Control Officer Grade 1/Planning Assistant Grade 1:

Decision Order No. 30/EN

Date

16.5.78

16.5.78

TO REFUSE

in respect of the Application received on

911/78

Reg. No.

911/78

for reasons for the development proposed in Plan No. Trustees of the Divinity

Ardenor Park, Dublin 14.

by Applicant Hostel of

Exact five houses at Dodder Road, Lower, Rathgar, Dublin 14.

namely to:

Signed:

Assistant Principal Officer

Date:

9/5/78

ORDER: In accordance with the recommendation of the Assistant Principal Officer, I decide that having regard to the provisions which are included in the Development Plan, the above proposal would be contrary to proper planning and development and I, therefore

OUTLINE PERMISSION

decide TO REFUSE

therefor under the Local Government (Planning and Development) Act, 1963 for the reasons stated below

REASONS

1. It is an objective of the planning authority to secure the reservation as open space of lands "butting the river Dodder". The proposed development would contravene this objective and would seriously inhibit the preservation of the views and prospects of the river at this location, which are regarded as being of special amenity value. The proposed development of five dwelling houses at this location, would, consequently, be contrary to the proper planning and development of the area.

2. The plans and particulars submitted with this application are considered to be inadequate, as there is an existing large E.S.B. substation on part of the site, which would prevent the carrying out of the development as proposed and no indication is given as to whether or not it is proposed to retain this existing substation.

3. The proposed development would be substandard as the centre most dwelling would not be provided with a 38 foot minimum rear garden and would be located in close proximity to a high, steep bank which would seriously overshadow the property.

11/5/78

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the City and County Manager dated

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

Dublin County Borough

Planning Register Reference Number: 911/78

APPEAL by Trustees of the Divinity Hostel, of Braemor Park, Dublin against the decision made on the 11th day of May, 1978 by the Right Honourable the Lord Mayor Aldermen and Burgesses of Dublin deciding to refuse an outline permission for the erection of five detached dwellinghouses on a site at Dodder Road Lower, Rathgar, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, outline permission is hereby refused for the erection of the said dwellinghouses for the reason set out in the Schedule hereto.

SCHEDULE

It is an objective of the Dublin Corporation as expressed in the Dublin City Development Plan, 1971 to secure the reservation as open space of lands abutting the River Dodder. This site while separated from the river by Dodder Road Lower is an integral part of the river valley and the proposed development would take from the present open character of the area, would interfere with views and prospects which are regarded as being of special amenity value and would inhibit the satisfactory achievement of the Corporation's objective.

BRENDAN O'DONOGHUE

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

Dated this 22nd day of November 1978

