

CORPORATION OF DUBLIN

PLAN NO. 1773/77		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE  M 3455T	
1. LOCATION		Convent Lane, Rathfarnham, Dublin 14.		O.S. NO. 22 VII GRID REF. 1462 2862	
2. PROPOSED DEVELOPMENT		renewal of existing structure with access to laneway.		PREPARED BY: NF. CHECKED BY: mu	
3. TYPE & DATE OF APPLICATION		TYPE P.	APPLICATION DATE 9-6-77	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY		Name Kast Design, Address 8, Landscape Gardens, Churchtown, Dublin 14.			
5. APPLICANT		Name Mr. Frank Fallon, Address Convent Lane, Rathfarnham, Dublin 14.			
6. DECISION		O.C.M. No. & DATE PI847. Date NOTIFIED 22nd July 1977. 22nd July 1977.		EFFECT TO REFUSE PERMISSION (SEE OPP).	
7. GRANT		O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL		NOTIFICATION TO 24th August, 1977. CORPORATION 8A DATE OF AN BORD 9-8-1978.		Decision PERMISSION REFUSED (SEE OPPOSITE).	
9. APPLICATION SECTION 26 (3)		Date of application		Decision	
10. COMPENSATION		Ref. in Compensation Register			
11. ENFORCEMENT		Ref. in Enforcement Register			
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.		DATE OF ISSUE OF COPY			
15.		CERTIFYING OFFICER			
16.		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

P1847

22 JUL 1977

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No.

Date:

TO REFUSE

PERMISSION

in respect of the Application received on

for

Mr. Frank Fallon,

reasons for the development proposed in Plan No.

Reg. No.

by Applicant

Remove existing structure with access to laneway at Convent Lane, Rathfarnham,

namely to:

Dublin 14.

Signed:

[Signature]

Assistant Principal Officer.

Date:

22/7

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,

decide TO REFUSE PERMISSION

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

reasons stated below

REASONS

1. The ^{Structure} which it is proposed to retain is located in an area zoned for residential use in the Dublin Development Plan 1971. Its use as a motor-car repair workshop is not permissible in a residential zone and the proposed use would consequently contravene that zoning and would be contrary to the proper planning and development of the area.
2. The use associated with the structure i.e. as a car repair workshop, could be seriously injurious to the amenities of property in the vicinity by reason of noise, increased traffic generation and general activity associated with the development.
3. On Off-street car parking is indicated to serve the proposed development and this would lead to on street parking of vehicles with consequent serious injury to residential amenity and would endanger public safety by reason of increased traffic hazard to road users.
4. The structure which it is proposed to retain, located in immediate proximity to adjoining residential property could be seriously injurious to the residential amenities of this property because of over-shadowing and visual obstruction.

[Signature]
Enforcement Sec

ASSISTANT CITY AND COUNTY MANAGER

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

24/8/77.
PL. 29/5/39800

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 1775/77

APPEAL by Frank Fallon, care of John F. Hand, West Design, 8 Landscape Gardens, Churchtown, Dublin, against the decision made on the 22nd day of July, 1977, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse a permission for the erection of a garage/workshop at Convent Lane, Rathfarnham replacing an existing structure.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the retention of the said garage/workshop for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area zoned for residential use in the Dublin Development Plan and this zoning is considered reasonable. The development is inconsistent with the zoning and is seriously injurious to the amenities of residential properties in the vicinity, due to noise, traffic, parking problems and general disturbances.
2. The garage/workshop gives rise to serious traffic hazard and congestion due to on-street parking in Convent Lane.

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

Dated this 9th day of August 1978.

