

# CORPORATION OF DUBLIN

<b>PLAN NO.</b> 2423/76.	<b>LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963</b> <b>PLANNING REGISTER (Part I)</b>		<b>REGISTER REFERENCE</b> <div style="text-align: center; font-size: 1.5em;">S</div> K33057										
<b>1. LOCATION</b>	200, RATHFARNHAM ROAD, DUBLIN 14.		<b>O.S. NO.</b> ....22.VII. 1446 2918. <b>GRID REF.</b> .....										
<b>2. PROPOSED DEVELOPMENT</b>	OFFICE DEVELOPMENT WITH SHOPS.		<b>PREPARED BY:</b> P.H. <b>CHECKED BY:</b> <i>JA</i>										
<b>3. TYPE &amp; DATE OF APPLICATION</b>	<b>TYPE</b>	<b>APPLICATION DATE</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%; text-align: center;">(a) Requested</th> <th style="width: 50%; text-align: center;">(b) Received</th> </tr> <tr> <td>1. ....</td> <td>1. ....</td> </tr> <tr> <td>2. ....</td> <td>2. ....</td> </tr> <tr> <td>3. ....</td> <td>3. ....</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. ....	1. ....	2. ....	2. ....	3. ....	3. ....
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(a) Requested	(b) Received												
1. ....	1. ....												
2. ....	2. ....												
3. ....	3. ....												
<b>4. SUBMITTED BY</b>	Name R. URBACH, Address 27, BALLYTORE ROAD, RATHFARNHAM, DUBLIN 14.												
<b>5. APPLICANT</b>	Name R. URBACH, Address 27, BALLYTORE ROAD, RATHFARNHAM, DUBLIN 14.												
<b>6. DECISION</b>	O.C.M. No. & DATE P2502. 12th October 1976. Date NOTIFIED 12th October 1976.	EFFECT TO REFUSE OUTLINE PERMISSION (SEE OPPOSITE).											
<b>7. GRANT</b>	O.C.M. No. & DATE Date NOTIFIED	EFFECT											
<b>8. APPEAL</b> <b>8a. DATE OF AN BORD PLEANALA'S DECISION</b>	NOTIFICATION TO CORPORATION 8th November 1976. 26th May 1977.	Decision OUTLINE PERMISSION REFUSED (SEE OPPOS.)											
<b>9. APPLICATION SECTION 26 (3)</b>	Date of application	Decision											
<b>10. COMPENSATION</b>	Ref. in Compensation Register												
<b>11. ENFORCEMENT</b>	Ref. in Enforcement Register												
<b>12. PURCHASE NOTICE</b>													
<b>13. REVOCATION or AMENDMENT</b>													
<b>14.</b>													
<b>15.</b>													

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

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

P2502

12 OCT 1976

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision No. ....

Date: 8.10.76.

Date: 19th August, 1976.

TO REFUSE **OUTLINE PERMISSION.**

in respect of the Application received on 24/23/76.

for <sup>2</sup> **Rafael URBACH.** for the development proposed in Plan No. 27, Ballyture Rd. Dublin 14.

Reg. No. ....

by Applicant **Carry out office development with shops at 200, Rathfarnham Rd. Dublin 14.**

namely to: .....

Signed: .....

Assistant Principal Officer, Date: 11/10

**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 <sup>2</sup> reasons stated below

REASONS

1. The site is located in an area zoned for residential uses in the Dublin Development Plan, 1971. The use of the site for office & shops purposes is not permissible in a residential zone and the proposed development would therefore be inconsistent with the proper planning and development of the area.
2. The intrusion of commercial uses into this residential area would seriously injure the residential amenities of properties in the vicinity by reason of traffic generation, noise and associated general disturbance.

ASSISTANT CITY AND COUNTY MANAGER

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

Date

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 2423/76

APPEAL by Rafael Urbach, of 27 Ballymore Road, Dublin, against the decision made on the 12th day of October, 1976, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, deciding to refuse to grant an outline permission for office development together with shops at 200 Rathfarham Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, outline permission is hereby refused for the said office development and shops for the reasons set out in the Schedule hereto.

SCHEDULE

The site is located in an area zoned for residential use in the Dublin Development Plan, 1971. This zoning is considered reasonable, and the proposed office development and shops would be in material conflict therewith and would be seriously injurious to the residential amenities of the area by reason of the noise, disturbance and traffic which would be generated thereby.

M. J. McFADDEN



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

Dated this 26<sup>th</sup> day of May 1977