

CORPORATION OF DUBLIN

PLAN NO. 2422/76.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE 2422/76. K3304 ^T										
1. LOCATION	200, RATHFARNHAM ROAD, DUBLIN 14.		O.S. NO. 22 VII. 1446 2918. GRID REF.										
2. PROPOSED DEVELOPMENT	OFFICE DEVELOPMENT WITH SHOPS & LIGHT INDUSTRY.		PREPARED BY: P.H. CHECKED BY: <i>[Signature]</i>										
3. TYPE & DATE OF APPLICATION	TYPE	APPLICATION DATE	<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.												
4. SUBMITTED BY	Name R. URBACH, Address 27, BALLYTORE ROAD, RATHFARNHAM, DUBLIN 14.												
5. APPLICANT	Name R. URBACH, Address 27, BALLYTORE ROAD, RATHFARNHAM, DUBLIN 14.												
6. DECISION	O.C.M. No. & DATE P2501. 12th October 1976. Date NOTIFIED 12th October 1976.	EFFECT TO REFUSE OUTLINE PERMISSION (SEE OPPOSITE).											
7. GRANT	O.C.M. No. & DATE Date NOTIFIED	EFFECT											
8. APPEAL	NOTIFICATION TO 8th November 1976. CORPORATION	Decision OUTLINE PERMISSION REFUSED (SEE OPPOSITE).											
8a. DATE OF AN BORD PLEANALA'S DECISION	26th May 1977.	Decision											
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.													
15.													

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

12 OCT 1976

92501

Decision Order No. Date

JC/MPO.

5-10176

RECOMMENDATION:

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

19th August, 1976

TO REFUSE **OUTLINE PERMISSION**

in respect of the Application received on

2

for reasons,

for the development proposed in Plan No.

Reg. No. 2422/76.

by Applicant

Mr R. Urbach.

27, Ballytore Rd. Rathfarnham, Dublin 14.

namely to:

Carry out office development with shops and light industry at 200, Rathfarnham

Rd. Dublin 14.

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 2 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 and light industrial 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 the parties 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

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 2422/76

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 and light industry at 200 Rathfarnham 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, shops and light industry for the reason 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, shops and light industry would be in material conflict therewith and would be seriously injurious to the residential amenities of the area.



M. J. McFADDEN

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

Dated this 26th day of May 1977