

# CORPORATION OF DUBLIN

PLAN NO.  1611/76.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963  PLANNING REGISTER (Part I)		REGISTER REFERENCE  <del>1611/76</del> K82357										
1. LOCATION	CRANNAGH ROAD, OPPOSITE JUNCTION OF RATHFARNHAM PARK, DUBLIN 14.		O.S. NO. 22 VII. 1451 2917.  GRID REF. ....										
2. PROPOSED DEVELOPMENT	OFFICE DEVELOPMENT WITH SHOPS OF GROUND FLOOR.		PREPARED BY: P.H.  CHECKED BY: <i>Mue</i>										
3. TYPE & DATE OF APPLICATION	TYPE	APPLICATION DATE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%;">(a) Requested</th> <th style="width: 50%;">(b) Received</th> </tr> </thead> <tbody> <tr> <td>1. ....</td> <td>1. ....</td> </tr> <tr> <td>2. ....</td> <td>2. ....</td> </tr> <tr> <td>3. ....</td> <td>3. ....</td> </tr> </tbody> </table>	Date Further Particulars		(a) Requested	(b) Received	1. ....	1. ....	2. ....	2. ....	3. ....	3. ....
Date Further Particulars													
(a) Requested	(b) Received												
1. ....	1. ....												
2. ....	2. ....												
3. ....	3. ....												
4. SUBMITTED BY	Name R. URBACH, Address 27, BALLYTORE ROAD, DUBLIN 14.												
5. APPLICANT	Name R. URBACH, Address 27, BALLYTORE ROAD, DUBLIN 14.												
6. DECISION	O.C.M. No. & DATE P1666. 19th July, 76. Date NOTIFIED 19th July, 76.	EFFECT TO REFUSE OUTLINE PERMISSION. (SEE OPPOSITE).											
7. GRANT	O.C.M. No. & DATE Date NOTIFIED	EFFECT											
8. APPEAL	NOTIFICATION TO	Decision											
8a. DATE OF AN BORD PLEANALA'S DECISION	28th July, 76. CORPORATION 26th May 1977.	OUTLINE 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 JUL 1976

RECOMMENDATION:

I hereby endorse the recommendation of the

Decision Order No 1666..... Date .....

Development Control Assistant Grade 1/Planning Assistant Grade 1 : JC/McD.

Date: .....

TO REFUSE PERMISSION.

2 in respect of the Application received on 27th May, 1976.

for ..... reasons, for the development proposed in Plan No 1611/76. Reg. No 1611/76.

by Applicant R. Urbach of 200, Rathfarnham Rd., Dublin 14.

namely to: Erect office development with shops on ground floor at Crennagh Road, opposite junction of Rathfarnham Park, Dublin 14.

Signed: *[Signature]* Assistant Principal Officer, Date: 16/7

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 OUTLINE PERMISSION 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 proposed use of this site as offices and shops is not permissible in a residential zone and the proposed development would therefore be contrary to the proper planning and development of the area.
2. In addition commercial uses on the site would seriously injure the residential amenity of property in the vicinity by reason of associated noise, traffic <sup>generation</sup> and general disturbance.

ASSISTANT CITY AND COUNTY MANAGER

Date .....

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

of ..... 19.....

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 1611/76

APPEAL by Rafael Urbach, of 27 Ballymore Road, Dublin, against the decision made on the 19th day of July, 1976, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, deciding to refuse to grant an outline permission for development consisting of the construction of offices with shops on ground floor on a site at Crannagh Road, Rathfarnham, Dublin:

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

SCHEDULE

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



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