

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16168/16926/ 0583		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE K.964
1. LOCATION		Grange Road, Rathfarnham, Dublin, 14		
2. PROPOSAL		292 no. dwellinghouses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 29th April, 1976	Date Further Particulars	
			(a) Requested	(b) Received
			1. ....	1. ....
			2. ....	2. ....
4. SUBMITTED BY		Name Architect's Dept. of Gallagher Group Ltd., Address 24, Clarendon St., Dublin, 2.		
5. APPLICANT		Name Address Gallagher Group Limited, 24, Clarendon Street, Dublin, 2.		
6. DECISION		O.C.M. No. P/1975/76 Date 28/6/76	Notified 28th June, 1976 Effect Permission Refused	
7. GRANT		O.C.M. No. Date	Notified Effect	
8. APPEAL		Notified 3rd August, 1976 Type 1st Party	Decision Effect	
9. APPLICATION SECTION 26 (3)		Date of application	Decision Effect	
10. COMPENSATION		Ref. in Compensation Register		
11. ENFORCEMENT		Ref. in Enforcement Register		
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				
Prepared by .....		Copy issued by .....Registrar.		
Checked by .....		Date .....		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....		

# DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

Planning Department,  
46-49 Dame Street,  
Dublin 2.

## NOTIFICATION OF A DECISION TO REFUSE: ~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~ LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: Gallagher Group Ltd.,  
24, Clara Street,  
Dublin, 2.

Register Reference No: K. 954.

Planning Control No: 16168/16926/  
9583,

Application received 29/4/76.

APPLICANT: Gallagher Group Ltd.,

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/1976/76 dated 28th June, 1976. decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION;

~~APPROVAL~~

for Proposed residential development for 292 houses at Grange Road,  
Rathfarnham.

for the following reasons:

1. The site is located in an area zoned "to provide educational and institutional development in open lands" in the Development Plan. The development proposed would contravene materially this objective, would not be in accordance with the proper planning and development of the area, and would seriously injure the amenities of the area.
2. Public piped sewerage facilities are not available to serve the proposal in the County Council area as facilities available are revised revised for less zoned for residential development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development would endanger public safety by reason of traffic hazard, because of the inadequate access arrangements to the existing inadequate road network, and because of the additional vehicular turning movements to and from the site on to the existing inadequate road network.
5. The layout is unsatisfactory for the following reasons:
  - (a) Of the area shown as open space (stated by applicants to be 9.29-acres) all but a small unsatisfactory segment of about 1.1-acre (between houses 117 and 244) is situated on the road reservation for the Nutgrove to Clarkstown Route or the reservation for a Fire and Ambulance Station to the east of the route and south of the Loreto Corporation Estate (See Ballyboden Action Plan, DP.7174) or in the County Borough Area).
  - (b) House No. 291 actually infringes the Nutgrove-Clarkstown road reservation, and in addition houses numbers 290, 289, 245, 246, 244, 243, 117, 116, 118, 119 and 173 are all unacceptably set back from the road reservation at distances of less than 50-feet.

Signed on behalf of the Dublin County Council: P. Gahan Continued over..

Date: 28/6/76.

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

- ~~1~~ (11) None of the site covered by the present application is zoned residential, the greater part being zoned "H" and the segment east of the Nutgrove-Clarkstown road reservation being zoned "T".
- (11) The sole access to the development, pending construction of the Barton Road Extension along its southern fringes, would be from the Grange Road along an estate road which in the lodged plans runs parallel to an existing sub-standard laneway, serving six existing houses which also exits onto the Grange Road. Two such exits, separated by a verge of only 5-metres would be highly undesirable.
- (11) No provision whatsoever is made for pedestrian access to the existing Barton Road and Barton Drive Developments, to the west. This is particularly ~~crucial~~ crucial in view of the fact that the only local shopping in the area is in Barton Drive.
- (11) The closing off of the link to the existing Barton Road at houses 197 and 199 is undesirable.
- (11) Back gardens in a number of cases are less than 35-feet long (Houses 31 to 34). In other cases they are the minimum 35-feet.

*A. J. J. J.* ~~XXXXXX~~  
for Senior Administrative Officer.