

CORPORATION OF DUBLIN

PLAN NO. 2940/75.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE 2940/75. H3023T										
1. LOCATION	CRANNAGH ROAD, OPPOSITE RATHFARNHAM PARK, DUBLIN 14.		O.S. NO. 22 VII. 1451 2916. GRID REF.										
2. PROPOSED DEVELOPMENT	TWO THREE-STOREY BLOCKS OF THIRTY FLATS.		PREPARED BY: CHECKED BY: MR										
3. TYPE & DATE OF APPLICATION	TYPE P.	APPLICATION DATE 31st Oct, 75.	<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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1.	1.												
2.	2.												
3.	3.												
4. SUBMITTED BY	Name R. URBACH, Address 27, BALLYTORE ROAD, DUBLIN 14.												
5. APPLICANT	Name PLUMCO. LTD., Address 70, NORTH KING STREET, DUBLIN 7.												
6. DECISION	O.C.M. No. & DATE P3765. 10th Dec. 75. Date NOTIFIED 11th Dec. 75.		EFFECT TO GRANT PERMISSION, SUBJECT TO (6) SIX CONDITIONS. (SEE OPPOSITE).										
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT										
8. APPEAL 8a. DATE OF AN BORD PLEANALA'S DECISION	NOTIFICATION TO 8th Dec. 1975. CORPORATION 26th May 1977.		Decision TO REFUSE PERMISSION (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.													
16.													

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

CITY TREASURER'S RECEIPT NO.

RECOMMENDATION:

Decision Order No. **P3765** Date **10 DEC 1975**

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 : **JC/PS** Date: **3.12.75**

TO GRANT **PERMISSION** in respect of the Application received on **21st October, 1975**

subject to **6** conditions, for the development proposed in Plan No. **2948/75** Reg. No. **2948/75**

by Applicant **FLUNCO Limited** of **70 North King Street, Dublin 7.**

namely to: **Erect two three-storey blocks of thirty flats at Cranagh Road, opposite Rathfarnham Park, Dublin 14.**

Signed: Assistant Principal Officer. Date:

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 consistent with proper planning and development and I, therefore, decide TO GRANT **PERMISSION** therefor under the Local Government (Planning and Development) Act, 1963 subject to the following **6** conditions imposed for the reasons stated;

Conditions

Reasons for Conditions

(1) Prior to commencement of development revised drawings indicating details of the proposed method of heating and siting of refuse chutes for the upper floors to be submitted to the Planning Department and written acceptance obtained.

To provide for an acceptable standard of development.

(2) The proposed car-parking area to be broken up by adequate and suitable landscaping and planting. A revised layout plan indicating this amendment, to be submitted to the Planning Department and written acceptance obtained prior to commencement of development.

To provide for an acceptable standard of amenity.

(3) This grant of permission shall be construed as applying to the detail of the development indicated on the cross section drawing (scale 1/2" to 1") submitted with this application and not to that indicated on the drawing of the north and west elevations.

To achieve a satisfactory standard of development.

(4) Before commencement of the proposed development, the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements (if any) in regard to the prevention of a fire hazard in the development.

To ensure the safety of persons occupying or employed in the proposed structure.

SMA/

WPC
11/12

ASSISTANT CITY AND COUNTY MANAGER

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

Conditions	Reasons for Conditions
<p>The width of the footpaths to the lobbies of each flat must be not less than 5 ft. at any point. Acceptable arrangements must be made with the Engineering Department (Paving Section) for the reconstruction of the public footpath opposite the proposed vehicular access at proposer's expense. A boundary fence of substantial construction, at least 18 inches high, must be preserved along the frontage of the site except at the vehicular entrance.</p> <p>(6) The development to be carried out in conformity with a grant of permission by the planning authority or by the Minister for Local Government on appeal. Approval under the building bye-laws to be obtained and all conditions of approval to be observed in the development.</p>	<p>To achieve a satisfactory standard of development</p> <p>To achieve a satisfactory standard of development</p>

Date _____

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the City & County Manager dated day of 19.....

PL 29/5/33417

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 2940/73

APPEAL by Jeremiah A. Daly, of 14 Crannagh Road, Rathfarnham, Dublin, against the decision made on the 10th day of December, 1975, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, deciding to grant subject to conditions a permission to Plunco Limited, of 70 North King Street, Dublin, for the construction of 30 flats in two three-storey blocks at Crannagh Road, Rathfarnham, Dublin:

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

SCHEDULE

The proposed development would result in a density of development which is considered excessive for this site and would lack adequate amenity open space to serve the occupants of the proposed flats. The development would also be seriously injurious to the residential amenity of the area generally and particularly to that of adjoining residential property because of the proximity thereto of the proposed block containing 12 flats.



E. G. McFADDEN

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

Dated this 26th day of May 1977