

CORPORATION OF DUBLIN

PLAN NO. 227/75.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part 1)		S	REGISTER REFERENCE 227/75. H 2820 ^T
1. LOCATION	CRANNAGH ROAD, OPPOSITE JUNCTION AT RATHFARNHAM PARK, RATHFARNHAM DUBLIN 14.			O.S. NO. 22 VII GRID REF. 1451
2. PROPOSED DEVELOPMENT	3 STOREY BLOCK OF 30 FLATS.			PREPARED BY: CHECKED BY: M
3. TYPE & DATE OF APPLICATION	TYPE	APPLICATION DATE	Date Further Particulars (a) Requested (b) Received	
	P.	31st Jan. 75.	1.	1.
			2.	2.
			3.	3.
4. SUBMITTED BY	Name PATRICK WATSON, Address 211, WOODLAWN PARK, FIRHOUSE, CO. DUBLIN.			
5. APPLICANT	Name PLUMCO LTD., Address 27, BALLYTORE ROAD, DUBLIN 14.			
6. DECISION	O.C.M. No. & DATE P633. 27th March, 75. Date NOTIFIED 27th March, 75.		EFFECT TO REFUSE PERMISSION (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL 8A. DATE OF MINISTER'S DECISION	NOTIFICATION TO 28th April, 75. CORPORATION 13th April, 76.		Decision PERMISSION REFUSE (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.				
15.				
16.				

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

CITY TREASURER'S RECEIPT NO

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

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

27 MAR 1975

P633.

Decision Order No. DD/RP/1.

Date

RECOMMENDATION:

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

Date: 31st Jan, 1975.

TO REFUSE PERMISSION in respect of the Application received on

227/75.

227/75.

for reasons for the development proposed in Plan No. 27 Ballymore Rd, Dublin 14.

by Applicant of Erect Three-storey Block of 30 Flats at Cramagh Road opposite Junction

namely to: Rathfarnham Rd, 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 contrary to proper planning and development and I, therefore, decide TO REFUSE PERMISSION therefor under the Local Government (Planning and Development) Act, 1963 for the reasons stated below

REASONS

1. The proposed development by reason of its height and design is out of scale and character with the general pattern of residential development in the vicinity of the site and would therefore be inconsistent with the proper planning and development of the area.
2. The width of the proposed access road to the car-parking area at the rear of the flats is inadequate and segregated pedestrian access to the entrance lobbies of both blocks of flats has not been provided. The proposed development would tend to create serious traffic congestion and would therefore be inconsistent with the proper planning and development of the area.
3. The proposed car parking areas in the location indicated on the plans submitted would seriously injure the residential amenities of property in the vicinity.
4. The location of the proposed area for communal open space which is surrounded by vehicular access roads is unacceptable. Furthermore a scheme of adequate landscaping and tree planting for the proposed development has not been submitted. As such the proposal is inconsistent with the proper planning and development of the area.

WPR
27/3

ASSISTANT CITY AND COUNTY MANAGER

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

of 19

IL. 20/5/20213.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

Contos-Bhairs Bhalla Aitha Clath

Planning Register Reference Number: 227/75

APPEAL by Flanco Limited of 27 Ballymore Road, Dublin against the decision made on the 27th day of March, 1975 by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse permission for the erection of a three storey block of flats on a site at Cranagh Road, Rathfarnham:

DECISION: Pursuant to subsection (5) of section 26 of the Local Government (Planning and Development) Act, 1963, permission is hereby refused for the erection of the said block of flats for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed block of flats by reason of its design and size would be out of scale and character with the pattern of existing residential development in the area and would be seriously injurious to the amenities of property in the vicinity.
2. The density of the development is considered excessive and would result in overcrowding of the site at the expense of private amenity open space.

Parliamentary Secretary to the Minister
for Local Government to whom the relevant
powers and duties of the said Minister
under the Local Government (Planning and
Development) Act, 1963, are delegated by
the Local Government (Delegation of
Ministerial Functions) Order, 1975.

Dated this 13th day of April 1976.