

CORPORATION OF DUBLIN

PLAN NO. 1231/74	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part 1)		REGISTER REFERENCE G. 2844T	
1. LOCATION	WHITECHURCH ROAD, RATHFARNHAM.		O.S. NO. 22 VI. GRID REF. 142428	
2. PROPOSED DEVELOPMENT	3 STOREY BLOCK OF 6 FLATS & OFFICE DEVELOPMENT.		PREPARED BY: PH CHECKED BY: MB	
3. TYPE & DATE OF APPLICATION	TYPE OP	APPLICATION DATE 7th May, 74.	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
			3.	3.
4. SUBMITTED BY	Name A.S. TOMKINS, Address 308, CLONTARF ROAD, DUBLIN 3.			
5. APPLICANT	Name CLOSSPAN DEVELOPMENT LTD., Address 44, BELVEDERE PLACE, DUBLIN 2.			
6. DECISION	O.C.M. No. & DATE P1762. 5th July, 74. Date NOTIFIED 5th July, 74.	EFFECT TO REFUSE OUTLINE PERMISSION. (SEE OPPOSITE).		
7. GRANT	O.C.M. No. & DATE Date NOTIFIED	EFFECT		
8. APPEAL 8A. DATE OF MINISTER'S DECISION.	NOTIFICATION TO CORPORATION 25th July, 74. 8th Aug. 75.	Decision 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.				
15.				
16.				

.....
DATE OF ISSUE OF COPY

.....
CERTIFYING OFFICER

.....
CITY TREASURER'S RECEIPT NO.

P1762

5 JUL 1974

RECOMMENDATION:

I hereby endorse the recommendation of the

Decision Order No. Date

JC/KG

28.6.74.

Development Control Assistant Grade 1/Planning Assistant Grade 1 : Date:

7th May, 1974.

TO REFUSE CUTLINE PERMISSION in respect of the Application received on

1231/74

997/74.

for reasons, for the development proposed in Plan No. Reg. No.

Crossman Development Ltd., 44, Belvedere Place, Dublin, 1.

by Applicant of

Erect three-storey block of six flats and carry out office development

namely to:

at Whitechurch Road, Rathfarnham.

Signed: ~~XXXXXX~~ Assistant Principal Officer. Date:

ORDER: In accordance with the recommendation of the Assistant Principal Officer, I decide that having regard to the provisions which I consider will be 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 proposed development would contravene the use zoning provisions of the Dublin Development Plan. The area in which the site of the proposed development is located is zoned for residential purposes in the Dublin Development Plan and the use of offices is not a permissible use within a residential zone.
- (2) A three-storey development of the type proposed, by virtue of the overlooking which would result from it, would be seriously injurious to the amenity of the surrounding residential development and would be contrary to the proper planning and development of the area.

WPC
5/7

ASSISTANT CITY AND COUNTY MANAGER

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

PL. 23/5/23161

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963
Outline Planning Permission Application No. 997/74

APPEAL by Crespan Developments Limited of 44 Colvedore Place, Dublin, against the decision made on the 5th day of July, 1974, by the right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse to grant outline permission for development consisting of the erection of a three storey block of flats and a three storey office block on a site at Whitechurch Road.

DECISION: Pursuant to subsection (5) of section 26 of the Local Government (Planning and Development) Act, 1963, and after consideration of the report of the person who conducted an oral hearing of the said appeal, outline permission is hereby refused for the said development for the reasons set out in the schedule hereto.

SCHEDULE

1. The area in which the site is located is zoned for residential use in the Dublin Development Plan, 1971. This zoning is considered reasonable and the proposed office development would be in material conflict therewith and would be injurious to the amenities of residential properties in the vicinity.
2. The proposed office development would endanger public safety by reason of traffic hazard because the road system serving the area is inadequate to cope with the increased traffic movements which would be generated by the said development.

ML. BEGLEY

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) (No. 2) Order, 1973.

Dated this 8th day of August 1975.