

134/74.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part 1)		REGISTER REFERENCE 95/74 627697
1. LOCATION	200 RATHFARNHAM ROAD (CRANNAGH ROAD).		O.S. NO. 22 VII GRID REF. 144629
2. PROPOSED DEVELOPMENT	SHOPPING CENTRE - RESIDENTIAL HYPERMARKET.		PREPARED BY: PH CHECKED BY: MK
3. TYPE & DATE OF APPLICATION	TYPE OP	APPLICATION DATE 21st Jan. 1974	Date Further Particulars (a) Requested (b) Received 1. 2. 3.
4. SUBMITTED BY	Name R. URBACH, Address 27 BALLYTORE ROAD, DUBLIN 14.		
5. APPLICANT	Name DARWEN DEVELOPERS LTD., Address 27 BALLYTORE ROAD, DUBLIN 14.		
6. DECISION	O.C.M. No. & DATE P443, 6th March, 1974. Date NOTIFIED 6th March, 1974.		EFFECT TO REFUSE OUTLINE PERMISSION. (SEE OPPOSITE)
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT
8. APPEAL A. DATE OF MINISTER'S DECISION	NOTIFICATION TO 14th June, 1974, CORPORATION 17th Oct, 74.		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.

Decision Order No. **P443** Date **6 MAR 1974**

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

JC/KG

Date: **21.2.74**

21st January, 1974

TO REFUSE **OUTLINE PERMISSION** in respect of the Application received on

134/74

95/74

for **3** reasons, for the development proposed in Plan No.

Reg. No.

by Applicant **Darwen Developers Ltd.,** of **27, Ballymore Road, Dublin, 14.**

namely to: **Erect Shopping Centre, Provide Residential Services and Hypermarket at**
200, Rathfarnham Road.

Signed: **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** **OUTLINE PERMISSION** therefor under the Local Government (Planning and Development) Act, 1963 for the **3** reasons stated below

REASONS

- (1) The site of the proposed development is within an area zoned primarily for residential uses in the Development Plan. A shopping centre, residential services and hypermarket are not permissible uses in a residential zone.
- (2) The erection of a hypermarket, residential services, shopping centre on this site together with the high volume of vehicular traffic associated with such uses would create a serious traffic hazard on Rathfarnham Road which is a primary radial road to and from the city centre and would, therefore, be inconsistent with the proper planning and development of the area.
- (3) The use proposed for the site would cause serious injury to the amenity of adjoining and surrounding dwelling houses, by reason of greatly increased movement of traffic and associated noise.

WRC
6/3/74

ASSISTANT CITY AND COUNTY MANAGER

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

PL. 29/5/26792

ROINN RIALTAIS ÁIRIÓIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

Contae-Bhuirí Bhaile (tha Cliath

Planning Register Reference Number: 95/74

APPEAL by Darven Developers Limited care of 27 Ballymore Road, Dublin, against the decision made on the 6th day of March, 1974 by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse an outline permission for development consisting of shopping centre, residential services and hypermarket at 200 Rathfarnham Road:

DECISION: Pursuant to subsection (5) of section 26 of the Local Government (Planning and Development) Act, 1963, 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. This zoning is considered reasonable and the proposed development would be in material conflict with it and would be seriously injurious to the residential amenity of the area.

GIVEN under the Official Seal of
the Minister for Local Government
this 17th day of October 1974.

Minister for Local Government.