

CORPORATION OF DUBLIN

PLAN NO. 1158/73B	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part 1)		REGISTER REFERENCE 1240/73 F28687										
1. LOCATION	200 RATHFARNHAM ROAD, SPR		O.S. NO. 32 111 GRID REF. 144529										
2. PROPOSED DEVELOPMENT	CHANGE OF USE TO GUEST HOUSE OR HOTEL.		PREPARED BY: AC CHECKED BY: MC										
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 15th June '73.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%;">(a) Requested</th> <th style="width: 50%;">(b) Received</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>1.</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> <tr> <td>3.</td> <td>3.</td> </tr> </tbody> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.	3.	3.
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(a) Requested	(b) Received												
1.	1.												
2.	2.												
3.	3.												
4. SUBMITTED BY	Name DARWEN DEVELOPERS LTD., Address 27 BALLYTORE ROAD, DUBLIN 24.												
5. APPLICANT	Name DARWEN DEVELOPERS LTD., Address 27 BALLYTORE ROAD, DUBLIN 24.												
6. DECISION	O.C.M. No. & DATE P1581. 1st Aug. 1973. Date NOTIFIED 2nd Aug. 1973.		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 CORPORATION 17th Aug. 73 22nd February, 1974.		Decision 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

F1581

RECOMMENDATION:

Decision Order No.

Date

11 AUG 1973

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Date:

15th June, 1973.

TO REFUSE PERMISSION in respect of the Application received on

for 2 reasons for the development proposed in Plan No.

Reg. No.

by Applicant ~~Change Use to Guest House or Hotel at 200, Rathfarnham Road,~~

namely to:

Signed:

Assistant Principal Officer. Date:

21/7/73.

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 2 reasons stated below

REASONS

(1)

Having regard to the proper planning and development of the area and the preservation of the amenity thereof, the continued use of the site for residential purposes is considered preferable to the proposed development which would seriously injure the amenity of residential property in the vicinity.

(2)

The proposed change of use to a hotel or guest house would generate a considerable volume of vehicular traffic which would seriously injure the amenity of the adjoining and surrounding dwelling houses.

ASSISTANT CITY AND COUNTY MANAGER

Date

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

of

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ROINN RIALTAIS ÁITIÚIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

Contae-Bhuirg Bhaile Átha Cliath

Planning Register Reference Number: 1240/73

APPEAL by Darwen Developers Limited, of 27, Ballytore Road, Dublin, against the decision made on the 1st day of August, 1973, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse to grant a permission for the change of use of number 200, Rathfarnham Road, Dublin, from use as residence to use as a hotel/guest house:

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

SCHEDULE

The proposed development would be out of harmony with the existing residential character of the area and by reason of the noise, disturbance and traffic associated with the proposed use, would be seriously injurious to the amenities of the surrounding residential properties.

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 22nd day of February 1974.