

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, <i>SPD</i>		O.S. NO. 22 YET GRID REF. 144520
2. PROPOSED DEVELOPMENT	CHANGE OF USE TO GUEST HOUSE OR HOTEL.		PREPARED BY: <i>AC</i> CHECKED BY: <i>MR</i>
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 15th June 1973.	Date Further Particulars (a) Requested (b) Received 1. 1. 2. 2. 3. 3.
4. SUBMITTED BY	Name DARWEN DEVELOPERS LTDONS, Address 27 BALLYTORE ROAD, DUBLIN 24.		
5. APPLICANT	Name DARWEN DEVELOPERS LTD., Address 27 BALLYTORE ROAD, DUBLIN 14.		
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 17th Aug. 73 CORPORATION 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.	DATE OF ISSUE OF COPY		
15.	CERTIFYING OFFICER		

Reg

P1542

RECOMMENDATION:

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

Decision Order No. 30/73 Date 11 AUG 1973

TO REFUSE PERMISSION in respect of the Application received on 15th June, 1973.

for 2 reasons for the development proposed in Plan No. 1240/73.
by Applicant Barren Developers Ltd. 27, Maltings Road, Dublin, 14. Reg. No.

namely to: change use to Guest House or Hotel at 209, Rathfarnham Road.

Signed: *[Signature]* Assistant Principal Officer. Date: 8/7/73.

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 amenities thereof, the continued use of the site for residential purposes is considered preferable to the proposed development which would seriously injure the amenities 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 amenities of the adjoining and surrounding dwelling houses.

[Signature]
8/8/73

ASSISTANT CITY AND COUNTY MANAGER Date

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

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.