#### CORPORATION OF DUBLIN

	PLAN NO 4293/82	LOCAL GOVERNMENT (PLANNI DEVELOPMENT) ACTS 1963-	-1982		
	(4329/79)	PLANNING REGISTER (Pa	XA26787		
	1. LOCATION	200 Rathfarnham Road, Dublin 14.	9 0.S. NO. S 3328-		
	<del></del>		PREPARED BY. MI		
	2. PROPOSED DEVELOPMENT	change of use to shops floor and restaurant on floors.	on ground		
	3. TYPE & DATE	APPLICATION DATE (a)	Date Further Particulars: Requested (b) Received		
	OF APPLICATION	0.P. 9.11.1982 2.	1		
	4. SUBMITTED BY	Name R. Urbach, tbn., 200 Rathfarnham Road, Dublin 14.			
Name Darwen Developers Ltd., 200 Rathfarnham Road, Address Dublin 14.			s Ltd., Road,		
	6. DECISION	O.C.M. No. & DATE P3927.  24th December, 1982.  Date NOTIFIED  24th December, 1982.  PERMISSION . (SEE OPPO			
	7. GRANT	O.C.M. No. & DATE  Date NOTIFIED	EFFECT		
	8. APPEAL 8A. DATEOF AN BORD	NOTIFICATION TO SCHOOL 1983. CORPORATION PLEANALAS DECISION:-	Decision OUTLINE PERMISSION REFUSED.		
	9. APPLICATION SECTION 26 (3)	31st October, 1984 Date of	- (GER-OPROGERM)		
	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		
	16.		FINANCE OFFICER AND 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

REMMENDATION:	Decision Order No.	24 DEC 19
endorse the recommendation of the lopment Control Assistant Grade I/Planning Assistant	sistant Grade 1:	Date 22. 12.82
TO REFUSE PERMISSION in	respect of the Application received on	9-11-1982
for .for the development	nt proposed in Plan No.	Repolye 4293
by Applicant Darwen Developers Ltdy.	-200, Retifernham Roed, Guille	44
namely to carry out change of use to shops	"DM ground floor and restaurar	·
loors at 200, Rathfarnham Road, Dublin 1		
and the same of th	4•	> 010 to 0
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Signad		
ORDER : In accordance with the recommendation of the	Assistant Principal Officer. D	ate:
ORDER: In accordance with the recommendation of the Ass		
are included in the Development Plan, the above pro		
decide TO REFUSE		
therefor under the Local Government (Planning an	a bevelopment) Act, 1785 for the	reasons stated belo
<u>k / k / v / v / v / v / v / v / v / v / </u>	FOUR	# 1 Project 1995
		·
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The proposed development is not constate	ent with the zoning provisions	of the Dull in
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to whom the appropriate powers have been delegated by Order of the City and County Manager dated......day

of....., 19.....

# AN BORD PLEANALA

## LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983

### Dublin County Borough

## Planning Register Reference Number: 4293/82

APPEAL by Darwen Developers of 200 Rathfarnham Road, against the decision made on the 24th day of December, 1983, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin to refuse to grant an outline permission for a change of use to shops on ground floor and restaurant on upper floors at 200, Rathfarnham Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, outline permission is hereby refused for the said change of use for the reasons set out in the Schedule hereto.

#### SCHEDULE

- 1. The proposed development is not consistent with the zoning provisions of the Dublin Development Plan wherein the area is zoned "to protect and/or improve residential amenity". While the proposed use is open for consideration in such a zone the present proposal would conflict with the zoning objectives and would injure the amenity of permitted uses in the area, particularly having regard to the proximity of Rathfarnham Village which fulfills the requirement for neighbourhood shops.
- 2. The proposal would result in increased traffic movement and business activity along a roadway which carries a large volume of traffic and would contribute to the generation of a traffic hazard as well as causing serious injury to the amenities of surrounding residential premises.

Englia. L. Branga

Member of An Bord Pleanala duly authorised to authenticate the seal of the Board.

Dated this 31 day of O John 1984.