

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1777
1. LOCATION	200 Rathfarnham Road, Dublin 14.		
2. PROPOSAL	Neighbourhood shops residential services to ground floor		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
			1. 2.
		O.P. 23 December 1986	1. 2.
4. SUBMITTED BY	Name P. Watson Address 72 Weston Road, Churchtown, Dublin 14.		
5. APPLICANT	Name Darwen Developers Ltd Address 200 Rathfarnham Rd, Dublin 14.		
6. DECISION	O.C.M. No.	P/562/87	Notified 19/2/87
	Date	19/2/87	Effect To refuse o. permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	16/3/87	Decision Permission refused by An Bord Pleanála
	Type	1st Party	Effect 23rd Sept., 1987
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

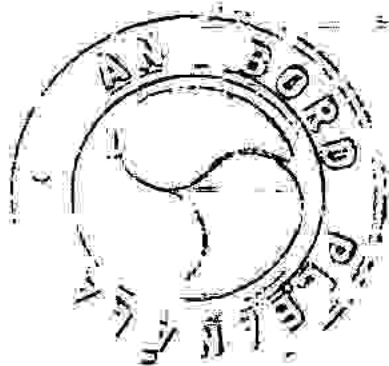
Planning Register Reference Number: 86A/1777

APPEAL by Darwen Developers Limited of 200, Rathfarnham Road, Dublin, against the decision made on the 19th day of February, 1987, by the Council of the County of Dublin to refuse an outline permission for development comprising neighbourhood shops and residential services to ground floor 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 development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development is not consistent with the zoning provisions of the Dublin City Development Plan, 1980, which are considered reasonable, wherein the area is zoned "to protect and/or improve residential amenities". While the proposed use is open for consideration in such a zone, the location of the shops would not contribute to the zoning objective and would not be in the interests of the proper planning and development of the area, having particular regard to the proximity of the central business district of Rathfarnham which fulfills the requirement for neighbourhood shops.



Ann Cnr. Quinn

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

Dated this 23rd day of September, 1987.

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~
~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To P. Watson,

Register Reference No. 86A/1777

Planning Control No.

Application Received 23.12.86

Additional Information Received

Floor Area: 1900sq.ft.

72 Weston Rd.,

Churchtown,

Dublin 14.

Applicant Darwen Developers Ltd.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 562/87 dated 19.2.87 decided to refuse:

OUTLINE PERMISSION

~~PERMISSION~~
~~XXXXXXXXXX~~

~~APPROVAL~~
~~XXXXXX~~

For Proposed outline permission for neighbourhood shops, residential services to ground floor at 200 Rathfarnham Road, for Darwen Developers Ltd. for the following reasons:

1. The proposed development is not consistent with the zoning provisions of the 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, having regard to the proximity of Rathfarnham Village which fulfills the requirement for neighbourhood shops. The proposed retail use with its associated traffic movements would also give rise to serious injury to the residential amenities of property in the vicinity.
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.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 19th February 1987

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

DUBLIN COUNTY COUNCIL

Ref. 724755 (ext. 262/264)

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BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

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Applicant Darwen Developers Ltd.
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