

CORPORATION OF DUBLIN

PLAN NO. 1542/85 (377/85)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 - 1983 PLANNING REGISTER (Part 1)		REGISTER REFERENCE 85A/18837
1. LOCATION	17 Loreto Terrace, Rathfarnham, Dublin 14. S		O.S. NO. GRID REF.
2. PROPOSED DEVELOPMENT	2 semi detached houses on derelict site.		PREPARED BY: ML CHECKED BY: <i>[Signature]</i>
3. TYPE & DATE OF APPLICATION	TYPE P.	APPLICATION DATE 13.9.1985	Date Further Particulars : (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name James V.N. Looney, tbn., Address 17 Prussia St., Dublin 7.		
5. APPLICANT	Name Mr. C. Cronin, Address C/o 17 Prussia St., Dublin 7.		
6. DECISION	O.C.M. No. & DATE P. 2773. 11th November, 1985. Date NOTIFIED 11th November, 1985.		EFFECT TO REFUSE PERMISSION. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT
8. APPEAL	NOTIFICATION TO CORPORATION Date of An Bord Pleanála's Decision: 18/12/85 11th April 1986.		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

FINANCE OFFICER AND
TREASURER'S RECEIPT NO.

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/82, Local Government (Dublin) Acts 1930-1955

Decision Order No. **P2773**

Date **11/11/85**

ATJ/AMC

Date **13/9/85**

RECOMMENDATION:

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

TO REFUSE **Permission** in respect of the Application received on **1542/85**

for **Two** reasons, for the development proposed in Plan No./Reg. No.

by Applicant **Mr. C. Cronin, c/o 17 Prussia Street, Dublin 7** of

namely to: **construct two semi-detached houses on derelict site at 17 Loreto Terrace, Rathfarnham, Dublin 14.**

Signed:

[Signature] Principal Officer. Date: **11/11/85**

ORDER: In accordance with the recommendation of the 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) Acts 1963/82 for the reasons stated below.

REASONS

1. By reason of its size, height and mass together with the spatial relationship of the two proposed houses the proposal would be out of keeping with adjoining residential development. It would therefore not be consistent with the proper planning and development of the area and would be seriously injurious to the residential amenities of the adjoining properties.

2. By virtue of its height and location the rearward of the two houses would give rise to serious overshadowing of the rear windows and garden of the adjoining two-storey house and would therefore be seriously injurious to the residential amenities of this property.

[Signature] 11/11/85

Date

Assistant City and County Manager

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

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 1542/85

APPEAL by C. Cronin care of 17 Prussia Street, Dublin, against the decision made on the 11th day of November, 1985, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, to refuse permission for development comprising the erection of two semi-detached houses on site number 17 Loreto Terrace, Rathfarnham, Dublin:

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

SCHEDULE

The proposal would be contrary to the proper planning and development of the area as the erection of two dwellinghouses as proposed would be out of keeping with adjoining residential development by reason of their location, excessive size, height and mass. Therefore the proposal would result in serious injury to the residential amenity of adjoining property.



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

Dated this 11th day of April 1986.

