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O.S. No. 22 VII
Grid Ref. 2939

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Local Government (Planning and Development) Act, 1963

REGISTER (Part I)

ORWELL ROAD, RATHGAR (SITE EAST OF "ARENAGRENA")

ERECTOR OF A CONFERENCE BLOCK AND HOSTEL.

Type of Application: OUTLINE PERMISSION

Application Date: 4th OCT., 1965

Further Particulars Requested: 2

Further Particulars Received: 2

Name: HOOPER AND MAYNE, 19, UPPER MERRION STREET, DUBLIN 2.

Name: THE IRISH MANAGEMENT INSTITUTE, ORWELL ROAD, RATHGAR, DUBLIN 6.

O.C.M. & Date: P2315.29.11.65

Date of Grant: Sent

Notification to Corporation: 24.1.66

Date of Minister's Decision: 28.12.66

Date of Minister's Decision: 30.11.65

Effect: TO REFUSE OUTLINE PERMISSION. (SEE SCHEDULE OVERLEAF)

Effect: Effect of Decision of Minister DECISION TO GRANT AND GRANT OF OUTLINE PERMISSION SUBJECT TO (FIVE) 5 CONDITIONS (SEE BACK)

Ref. in Part II. (Compensation Register)

Ref. in Part III. (Enforcement Register)

Section

14. PURCHASE NOTICE

13. REVOCATION OR AMENDMENT

15.

16.

Date of issue of copy

Registrar

City Treasurer's Receipt No.

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SCHEDULE

REASONS FOR REFUSAL (PER ORDER OF THE CITY MANAGER):

1. The extensive new buildings proposed would injure the existing amenity of a residential area by reason of
(a) reduction of the privacy of adjoining residential premises;
(b) overshadowing of such property by the proposed buildings;
(c) increased traffic and the resulting nuisance of noise and fumes created by a large number of cars entering and leaving the premises.
2. The proposal would create a traffic hazard on Orwell Road as a result of the proposed increase in traffic to the premises and the proposed creation of a new vehicular access from Orwell Road.
3. The use of premises for conferences and office accommodation is not permissible in a residential zone. The development proposed is regarded as unreasonable and in conflict with the use zoning provisions envisaged for inclusion in the Development Plan.

CONDITIONS (PER ORDER OF THE MINISTER FOR LOCAL GOVERNMENT):

1. The building shall be located not less than 30 feet from the site boundaries.
2. The height of the roofs of the buildings above existing ground level shall not exceed 25 feet.
3. Means of vehicular access to the site shall be confined to one opening on to Orwell Road and the entrance gate shall be recessed 20 feet from the back of the footpath and from that point uninterrupted visibility of traffic on Orwell Road for a distance of not less than 60 feet in each direction shall be provided.
4. Car parking space shall be provided within the curtilage of the site at the rate of one car parking space for every 400 square feet of the total gross floor area of the institute buildings.
5. The new building shall be suitably landscaped by the planting of trees and shrubs.

REASONS FOR CONDITIONS:

- 1, 2 and 5. To prevent injury to the amenities of adjoining properties.
- 3 and 4. To minimise the risk of traffic hazard and to ensure adequate parking facilities in connection with the proposed development.