

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 1755
1. LOCATION	Haroldsgrange, Rathfarnham, near Hermitage Est.,		
2. PROPOSAL	124 semi-detached, 3 detached houses,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 19th Sept, 1980	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Gallagher Group Ltd., Address Architects Dept. Donaghmede Shopping Centre, Dublin 13,		
5. APPLICANT	Name AS ABOVE Address		
6. DECISION	O.C.M. No. PA/2447/80 Date 18th Nov., 1980	Notified 18th Nov., 1980 Effect To refuse permission,	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified Type	Decision Effect	
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.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext. 252/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

Gallagher Group Limited,

Register Reference No. TA1755

Architects Department,

Planning Control No. 16168/16926

Donaghmede Shopping Centre,

Application Received 19.9.80

Donaghmede, Dublin 13.

Additional Inf. Recd.

APPLICANT Gallagher Group Limited

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/A/2447/80 dated 18th November, 1980 decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For 124 semi detached and 3 detached houses at Harolds Grange, Rathfarnham near Hermitage Estate, Dublin 14.

for the following reasons:

1. The site is located in an area zoned "to provide educational and institutional development in open lands" in the Development Plan. The residential development proposed would contravene materially these objectives, would prejudice the land availability for necessary post-primary school purposes serving this area, and would not be in accordance with the proper planning and development of the area.
2. The proposed residential development would endanger public safety by reason of traffic hazard because it would generate additional through traffic in existing estates and it would generate additional turning movements at the substandard main access junction of Hermitage Estate with Grange Road.
3. The applicants' proposals for open space provision have already been committed in respect of existing permissions and would contravene materially ;
 - (a) Condition No. 5 of the grant of permission on Appeal by the Parliamentary Secretary to the Minister for Local Government, by order dated 11.3.77 (Reg. No. K. 2606 - PL 6/5/37878) and
 - (b) Condition No. 6 of the grant of permission on Appeal by An Bord Pleanala by Order, dated 21.10.77 (Reg. No. M308 - PL 6/5/38448).
4. Approximately half of the dwelling houses proposed are located on lands reserved for the future Nutgrove - Clarkestown Distributor Road.
5. The plans submitted do not provide adequate and satisfactory open space availability for the existing and proposed residential development located at the south side of the Barton Road Extension Distributor Road Reservation which traverses the lands east to west.
6. The proposed development would be premature because a road layout for the area has not been approved by the Planning Authority or on appeal.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 18th November, 1980

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of the appeal and should be addressed to An Bord Pleanala, Block 6 & 7, Irish Life Centre, Lr. Abbey Street, Dublin 1 and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.