

COMHAIRLE CHONTAE ÁTHA CLIATH

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| File Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE TA. 1736 |
| 1. LOCATION | Greenacres, Firhouse Road, Templeogue, | | |
| 2. PROPOSAL | Change of use of dwelling house to offices, | | |
| 3. TYPE & DATE OF APPLICATION | TYPE P | Date Received 16th Sept, 1980 | Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2. |
| 4. SUBMITTED BY | Name McDonnell & Dixon, Address 20 Ely Place, Dublin 2, | | |
| 5. APPLICANT | Name Oriflame Cosmetics (I) Ltd., Address 24 Barton Dr., Rathfarnham, Dublin 14, | | |
| 6. DECISION | O.C.M. No. PA/966/81 Date 13th May, 1981 | | Notified 14th May, 1981 Effect To refuse permission, |
| 7. GRANT | O.C.M. No. Date | | Notified Effect |
| 8. APPEAL | Notified 17th June, 1981 Type 1st Party, | | Decision Permission refused by An Bord Pleanala, Effect 14th Dec., 1981 |
| 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

Checked by

Copy issued byRegistrar.

Date.....

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No.....

6/5/54740

AN BORD PLEANÁLA

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

Dublin County Council

Planning Register Reference Number: T.A. 1736

APPEAL by Oriflame Cosmetics Limited of 24, Barton Drive, Rathfarnham, Dublin against the decision made on the 13th day of May, 1981, by the Council of the County of Dublin deciding to refuse permission for change of use of an existing dwellinghouse to use as offices for marketing cosmetic products at Green Acres, Firhouse Road, Templeogue, County Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the said change of use for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is an objective of the planning authority, as expressed in the County Dublin Development Plan, to reserve the area in which the site is located for the development of a residential community. This objective is considered reasonable and the proposed development would be in conflict with it.

2. The proposed development would endanger public safety by reason of traffic hazard because it would generate additional traffic movements on the adjoining heavily-trafficked and substandard Firhouse Road in close proximity to existing access junctions.

Desmond J. McCarthy

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

Dated this 14th day of December, 1981

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext. 262/264

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

NOTIFICATION OF A DECISION TO REFUSE:

XXXXXXXXXXXXXXXXXXXX
OUTLINE PERMISSION: PERMISSION: XXXXXXXXXXXX

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

To:

TA 1736

McDonnell & Dixon,

Register Reference No.

Architects,

Planning Control No.

20 Ely Place,

Application Received

16/9/80

Reg. Act per. - on appeal. - 28/4/81

Dublin 2.

Additional Inf. Recd.

Oriflame Cosmetics (Irl).

APPLICANT

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/966/81 dated 13/5/81. decide to refuse:

XXXXXXXXXXXXXXXXXXXX
OUTLINE PERMISSION

PERMISSION

XXXXXXXXXXXX
APPROVAL

For Proposed change of use of existing dwellinghouse as offices for marketing cosmetic products at Green Acres, Firhouse Road.

for the following reasons:

1. The site is located in an area zoned "to provide for the development of a residential community" in the Development Plan. The commercial development proposed would contravene materially this objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.
2. The proposed commercial development on this residential site, immediately adjoining a new residential estate would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of this new residential estate.
3. The proposed commercial development on this restricted site, without any provision for off-street car parking and adequate vehicle circulation, would endanger public safety by reason of traffic hazard because it would generate traffic turning movements on the heavily trafficked Firhouse Road in close proximity to existing access junctions.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

14th May, 1981.

Date

NOTE: An appeal against the decision may be made to An Bord Pleanála 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 grounds of the appeal and should be addressed to An Bord Pleanála, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., Dublin 1. and accompanied by a deposit of £10. 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.