

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER			REGISTER REFERENCE TA.598
1. LOCATION	St. Gatiens, Whitechurch Road, Rathfarnham, Dublin S			
2. PROPOSAL	Change of use from horse training to original use as builder's store & workshop			
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 31.3.80	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name B.C. O'Drady, Address 29-30 Dame Street, Dublin 2			
5. APPLICANT	Name M.J. Clarke, Address			
6. DECISION	O.C.M. No.	PA/1125/80	Notified	30th May 1980
	Date	29th May 1980	Effect	To refuse permission,
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	12th June 1980	Decision	Permission granted by an Bord Pleanála, (0)
	Type	1st Party,	Effect	19th May, 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		Copy issued by.....Registrar.		
Checked by		Date.....		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....		

PL. 6/5/49927

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: T.A. 598

APPEAL by M. J. Clarke and Son Limited, of Saint Gatiens, Whitechurch Road, Rathfarnham, County Dublin against the decision made on the 29th day of May, 1980, by the Council of the County of Dublin relating to an application for permission for the change of use of a structure to use as a builder's store and workshop on a site at Saint Gatiens, Whitechurch Road, Rathfarnham, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant outline permission for the said change of use in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

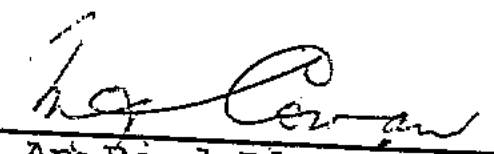
FIRST SCHEDULE

It is considered that provided the conditions set out in the Second Schedule hereto are complied with and having regard to the existing industrial uses in the immediate vicinity of the site, the proposed change of use would not be in conflict with the proper planning and development of the area.

Contd./ ...

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
<p>1. The building shall be insulated so that at the nearest dwelling the noise level resulting from the proposed use of the building shall not exceed 45dBA between 08.00 hours and 20.00 hours and shall not exceed 35dBA between 20.00 hours and 08.00 hours. Details of the insulation works required shall be included in the plans and particulars to be lodged with the planning authority for approval.</p> <p>2. The detailed plans and particulars to be submitted to the planning authority for approval shall also provide for:</p> <p>(a) Means of access to the building to be solely from the existing yard space off Whitechurch Road with no means of access, either vehicular or pedestrian, being provided from the residential area to the west, and</p> <p>(b) Details of the proposed external finish of the buildings.</p>	<p>1. In the interests of residential amenity.</p> <p>2. In the interests of residential and visual amenity.</p>


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

Dated this 9th day of May 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:

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

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

To;

P. C. O'Grady Esq., Register Reference No.. TA.598.
29-30, Dame Street, Planning Control No... 3576/5474.
Dublin 2. Application Received.. 31/3/80.
..... Additional Inf. Recd.....

APPLICANT ~~M.~~ J. Clarke

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/1125/80, dated 29/5/80, decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For... proposed change of use from horse training to original use as builder's store and ..
workshop at St. Gatien's, Whitechurch Road, Rathfarnham,
for the following reasons:

1. The site is located in an area zoned in the Development Plan to preserve and improve the residential amenity of the area and to provide for residential development. The proposal to intensify the use of this site for industrial purposes with unsatisfactory access arrangements, in close proximity to existing dwellinghouses, would contravene materially the above objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential properties in the vicinity.
2. The proposed development with unsatisfactory access arrangements and lack of off-street carparking, would endanger public safety by reason of traffic hazard because of the generation of additional vehicular turning movements to and from the site on this narrow heavily trafficked main road.
3. The plans and drawings lodged with the application do not show all of the buildings, road, boundaries and other features in the vicinity of the structure, the subject of the application.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date.....30th May, 1980.....

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 must 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, Holbrook House, Holles Street, Dublin 2 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.