

CORPORATION OF DUBLIN

PLAN NO. 4350/79 (4329/79)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE SA2534T SA2534T
1. LOCATION	200 Rathfarnham Road, Dublin 14.		O.S. NO. GRID REF.
2. PROPOSED DEVELOPMENT	3-storey block with ground floor and offices above.		PREPARED BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>
3. TYPE & DATE OF APPLICATION	TYPE 0	APPLICATION DATE 30-10-79	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name R. Urbach, Address 200 Rathfarnham Road, Dublin 14,		
5. APPLICANT	Name Darwen Developers Ltd., Address 200 Rathfarnham Road, Dublin 14.		
6. DECISION	O.C.M. No. & DATE P. 391. 1st February, 1985. Date NOTIFIED 4th February, 1985.		EFFECT TO REFUSE OUTLINE PERMISSION (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT
8. APPEAL	NOTIFICATION TO CORPORATION 15/3/85 Date of An Bord Pleanala's Decision: 29th JANUARY, 1986.		Decision OUTLINE 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.	THIS APPLICATION IS AFFECTED BY THE HOUSING ACT 1969		DATE OF ISSUE OF COPY
15.			CERTIFYING OFFICER
16.			FINANCE OFFICER AND TREASURER

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

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

FEB 1985

RECOMMENDATION:

Decision Order No. P391 Date

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1: ATJ/EMCN Date 1/2/85

TO REFUSE ^{OUTLINE} Permission in respect of the Application received on 30/10/79

for One reason, for the development proposed in Plan No./Reg. No. 4330/79

by Applicant Darven Developers Ltd., of 200 Rathfarham Road, Dublin 14,

namely to: erect 3-storey block with ground floor shops and offices above at 200 Rathfarham Road, Dublin 14. (neighbourhood)

Signed: RB/pe Principal Officer. Date: 1/2/85

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 ^{OUTLINE} Permission therefor under the Local Government (Planning and Development) Acts 1963/82 for the One reason stated below.

REASONS

1. The proposed development involving the demolition of a dwelling house and the rebuilding of a three storey block with ground floor shops and offices overhead in this location which is sited to protect and/or improve residential amenities in the current Dublin City Development Plan 1980 would not be in accordance with the proper planning and development of the area, would directly contravene these zoning provisions and would be seriously injurious to the amenities of the area and the surrounding residential properties.

Mr 4/2/85

Assistant City and County Manager

Date

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

day of 19

AN BORD PLEANALA

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

Dublin County Borough

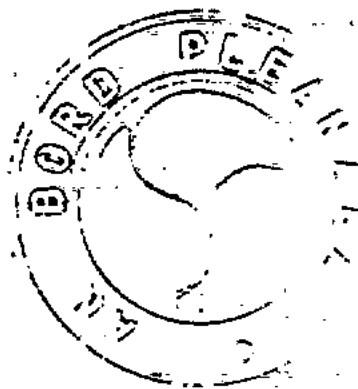
Planning Register Reference Number: 4330/79

APPEAL by Darwen Developers of 200, Rathfarnham Road, Dublin, against the decision made on the 1st day of February, 1985, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, to refuse an outline permission for development comprising the erection of a three storey block with ground floor shops and offices above at 200, Rathfarnham Road, Dublin:

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

SCHEDULE

1. The proposed office use and shops would not be consistent with the zoning provisions of the Dublin City Development Plan, 1980, which are considered reasonable, wherein the area is zoned "to protect and/or improve residential amenities". Office use is not a permitted use in this zone. While the proposed use as neighbourhood shopping is "open for consideration" in such a zone, the location of the shops would not contribute to the zoning objective and would not be in the interests of the proper planning and development of the area, particularly having regard to the proximity of Rathfarnham Village which fulfills the requirement of neighbourhood shops.
2. The proposed development would result in increased traffic movement and business activity along a roadway which carries a large volume of traffic and would contribute to the generation of a traffic hazard as well as causing serious injury to the amenities of surrounding residential premises.



Eoghan J. Brangan

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

Dated this 29th day of January 1986.