

CORPORATION OF DUBLIN

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| PLAN NO. 3944/79 (1364/79) | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I) | | REGISTER REFERENCE SA2511T SA2511T S |
| 1. LOCATION | 23 Grange Road, Rathfarnham, Dublin 14. | | O.S. NO. S 3391-4 GRID REF 460 2827 |
| 2. PROPOSED DEVELOPMENT | Extension to house containing victuallers with living accommodation | | PREPARED BY: <i>CA</i> CHECKED BY: <i>EL</i> |
| 3. TYPE & DATE OF APPLICATION | OVER TYPE 0 | APPLICATION DATE 28-9-79 | Date Further Particulars: (a) Requested (b) Received 1. 2. 3. |
| 4. SUBMITTED BY | Name A. Keogh, Address 63, Ludford Drive, Ballinteer, Dublin 16. | | |
| 5. APPLICANT | Name Mr. Frank Fallon, Address 23 Grange Road, Rathfarnham, Dublin 14. | | |
| 6. DECISION | O.C.M. No. & DATE P3254. 16th October, 1979. Date NOTIFIED 17th October, 1979. | | EFFECT TO REFUSE OUTLINE PERMISSION. (SEE OPPOSITE) |
| 7. GRANT | O.C.M. No. & DATE Date NOTIFIED | | EFFECT |
| 8. APPEAL | NOTIFICATION TO 15. 11. 79 CORPORATION | | Decision OUTLINE PERMISSION REFUSED. (SEE OPPOSITE). |
| 9. APPLICATION SECTION 26 (3) | SA. DATE OF AN BOARD PLEANALAS DECISION: Date of application 23rd May, 1980. | | Decision |
| 10. COMPENSATION | Ref. in Compensation Register | | |
| 11. ENFORCEMENT | Ref. in Enforcement Register | | |
| 12. PURCHASE NOTICE | | | |
| 13. REVOCATION or AMENDMENT | | | |
| 14. | | | |
| 15. | | | |
| 16. | | | |

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND TREASURER'S RECEIPT

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

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

17 OCT 1979

P3254

Decision Order No.

Date

JC/GK

15.10.79

RECOMMENDATION:

I hereby endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1:

Date

28.9.79

TO REFUSE 1 in respect of the Application received on

for reasons, for the development proposed in Plan No. 3944/79 Reg. No. 3944/79
Mr. Frank Fallon, 23 Grange Rd., Rathfarnham, Dublin 14.

by Applicant of
namely to: Erect 2 storey extension with butchers shop on ground floor and residential accommodation on 1st floor at 23 Grange Road, Rathfarnham, Dublin 14.

Signed:

Assistant Principal Officer. Date: 16/10

ORDER: In accordance with the recommendation of the Assistant 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 1 therefor under the Local Government (Planning and Development) Act, 1963 for the reasons stated below

OUTLINE PERMISSION

REASONS

- The site of the proposed development is located in an area zoned for residential uses in the Dublin Development Plan 1971, and a victuallers shop is not a permissible use in a residential area. The proposed development, which includes a victuallers shop on the ground floor would, consequently, contravene the zoning and would be contrary to the proper planning and development of the area and seriously injurious to the amenities of property in the vicinity.

ASSISTANT CITY AND COUNTY MANAGER

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

AN BORD PLEANÁLA

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

Dublin County Borough

Planning Register Reference Number: 3944/79

APPEAL by Frank Fallon, of 23, Grange Road, Rathfarnham, Dublin, against the decision made on the 17th day of October, 1979, by the Right Honourable the Lord Mayor Aldermen and Burgesses of Dublin, deciding to refuse an outline permission for the erection of a two-storey extension containing a butcher's shop and residential accommodation at 23, Grange Road, Rathfarnham:

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

SCHEDULE

1. The site is located in an area zoned for residential purposes in the Dublin City Development Plan 1971. This zoning is considered reasonable and the erection of a butcher's shop would be in material conflict with this zoning and contrary to the proper planning and development of the area.
2. The additional traffic which would be generated by the proposed commercial use on a main road, where congestion already exists due to on-street parking, would give rise to traffic hazard and would lower the safety and carrying capacity of this road.
3. The design of the shop and residential unit is inadequate with regard to access, private amenity open space and overlooking of adjoining premises.



M. J. COWAN

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

Dated this 23rd day of May, 1980.