

CORPORATION OF DUBLIN

PLAN NO. 1513/79 (1091/79)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE S SA2229T
1. LOCATION	200 Rathfarnham Road, Dublin 14.		O.S. NO. S.3328-21 GRID REF. 1447 2910
2. PROPOSED DEVELOPMENT	2-storey office development.		PREPARED BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 19-4-79	Date Further Particulars: (a) Requested (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Darwen Developers, Address 27 Ballytore Road, Dublin 14.		
5. APPLICANT	Name Darwen Developers, Address 27 Ballytore Road, Dublin 14.		
6. DECISION	O.C.M. No. & DATE P1688. 15th June, 1979. Date NOTIFIED 15th June, 1979.	EFFECT TO REFUSE PERMISSION (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE Date NOTIFIED	EFFECT	
8. APPEAL	NOTIFICATION TO CORPORATION 16.7.79		Decision PERMISSION REFUSED. (SEE OPPOSITE).
9. APPLICATION SECTION 26 (3)	SA. DATE OF AN BOARD PLANNING DECISION: Date of application 28th April, '80.		Decision
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register E56		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.	DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.		

Order of the Assistant City and County Manager

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

P1688

RECOMMENDATION :

I hereby endorse the recommendation of the

Decision Order No. Date

WT/GK

14.6.79

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Date 19.4.79

PERMISSION

TO REFUSE in respect of the Application received on

23

1513/79

1513/79

for reasons, for the development proposed in Plan No. Reg. No.

by Applicant **Darwen Developers,** **27 Ballytore Road, Dublin 14.**

namely to: **Erect 2 storey office development at 200 Rathfarnham Road, Dublin 14.**

Signed: Assistant Principal Officer, Date: 15/6

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~~ **PERMISSION** and development and I, therefore,

decide TO REFUSE 3

therefor under the Local Government (Planning and Development) Act, 1963 for the.....reasons stated below

REASONS

1. The site of the proposed office block is located within an area zoned for residential uses in the Dublin Development Plan 1971. An office block is not a permissible use within a residential area and the proposed development would, consequently, contravene this zoning and would be contrary to the proper planning and development of the area and seriously injurious to the amenities of properties in the vicinity.

2. The proposed office block would be located in a very close proximity to an adjoining site on which there are recent planning permission for 27 flats, in two blocks, under Plan No. 3051/77, permission dated 15.8.78 and Plan No. 2304/77, permission dated 19.8.78. The layout for these schemes involves the location of one of the blocks within 30ft. of the boundary to the site of the present proposal. The proposed development would, consequently, inhibit the development potential of this site and would also be seriously injurious to the amenities of the occupants of this adjoining block of flats in the event of the site being developed in accordance with the planning permission granted under Plan No. 3051/77 or under Plan No. 2304/77.

3. The proposed development would have a serious detrimental effect on the use of the existing house on the site for residential purposes.

..... Date

ASSISTANT CITY AND COUNTY MANAGER

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

of....., 19.....

AN BORD PLEANÁLA

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

Dublin County Borough

Planning Register Reference Number: 1513/79

APPEAL by Darwen Developers Limited, of 27, Ballytore Road, Dublin, against the decision made on the 15th day of June, 1979, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin, deciding to refuse to grant permission for development consisting of the erect of a two-storey block of offices at 200, Rathfarnham Road;

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

SCHEDULE

1. The site of the proposed development is located in an area zoned for residential use in the Dublin City Development Plan 1971. This zoning is considered reasonable and proposed office development would be in material conflict with it and would be seriously injurious to the residential amenities of the area.
2. The proposed office block would be located in very close proximity to an adjoining site on which permission has been granted for twenty seven flats in two three-storey blocks many of the windows of which would be located as close as thirty feet to the boundary of the site under appeal. The proposed office development would consequently inhibit the development potential of this adjoining site and would be seriously injurious to the residential amenities of the flat development permitted thereon in the event of that development being carried out.
3. The proposed office block would be seriously injurious to the residential amenities of the existing house on the site.

L. S.

J. GANNON.

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

Dated this 28th day of APRIL 1980