CORPORATION OF DUBLIN

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	CORPORATION OF DOBLIN	
PLAN NO.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982	REGISTER REFERENCE
407/83 (4504/82)	PLANNING REGISTER (Part I)	YA 1997
1. LOCATION	200 Rathfarnham Road, Dublin 14.	O.S. NO. S-3328-24 GRID REF 1449-2919
2. PROPOSED DEVELOPMENT	ground floor shops with restaurant above.	PREPARED BY. CHECKED BY:
3. TYPE & DATE OF APPLICATION	TYPE APPLICATION DATE (a) Requested	e Further Particulars: (b) Received
	0.P 23.2.1983 2	2
4. SUBMITTED BY	Name R. Urbach, tbn., Address 200 Rathfarnham Road, Dublin 14.	
5. APPLICANT	Name Darwen Developers Ltd., 200 Rathfarnham Road, Address Dublin 14.	
6. DECISION	Date NOTIFIED	TO REFUSE OUTLINE SION. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE Date NOTIFIED EFFECT	
8. APPEAL 8A. DATE OF AN BOR) PINAMALAS DECISION:-	permission refus ë d. posite).
9. APPLICATION SECTION 26 (3)	Date of Decision	
10. COMPENSATION	Ref. in Compensation Register	:
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		*
13. REVOCATION or AMENDMENT		
14.	DA	TE OF ISSUE OF COPY
∙15. [–]	CEF	RTIFYING OFFICER
16.	Fin TRE	ANCE OFFICER AND ASURER'S RECEIPT NO.
	407/83 (4504/82) 1. LOCATION 2. PROPOSED DEVELOPMENT 3. TYPE & DATE OF APPLICATION 4. SUBMITTED BY 5. APPLICANT 6. DECISION 7. GRANT 8. APPEAL 8A. DATE OF AN BOR 9. APPLICATION SECTION 26 (3) 10. COMPENSATION 11. ENFORCEMENT 12. PURCHASE NOTICE 13. REVOCATION or AMENDMENT 14.	PLAN NO. LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

ECOMMENDATION:		Decision Order N	o. P1166	Date APR
here v endorse the recommendation bevoment Control Assistant Grad	on of the le 1/Planning Ass			Date 12.4.83
outline permi	•			
4		dalice of the Approa	Dia No /Don No	407/83
rreasons.	for the devel	opment proposed in	rian No./Reg. No	Jin 1k
y Applicant. Darwen Developer				
mely to: Change of use to	ground floor	r shops with rest	aurant above	at 200 Rathfarnham
Rd., Dublin 14.				
			5	
				·
N. Commission of the Commissio	we			13/4
igned:		P	rincipal Officer.	Date:
RDER: In accordance with the recom	imendation of the P	Principal Officer, I decide	that having regard t	o the provisions which are
included in the Development	Plan, the above are	oposal would be contrar ine	y to proper planning	g and development and I,
therefore, decide TO REFUSE	- bormre	9.44.		Ineteror
under the Local Government ((Planning and Devel	lopment) Acts 1963/76 f	or the	reasons stated below.
			<u> </u>	
1. The proposed developmen	nt is not con	REASONS sistent with the	zoning provis	ions of the 1980
1. The proposed development Plantin City Development Plantin City Development Planting of the present proposal the amenity of permitted use. The proposal would result in serious in and would cause a traffic land would cause a traffic land consequently its conversion proper planning and develop out in paragraph 2.2.2. of proximity of Rathfarm am Vishops.	at is not constant wherein the aile the property would conflict the areas in the areas jury to the areas at Crans alt in the longed for and a to shopping pment of the bublin Dillage Centre	sistent with the e area is zoned osed use is open of with the zoning ea. sed traffic moves menity of surrounding Rd. and Rathus of residential is Suitable as a and restaurant to area and to the evekpment Plan pushich fulfills in	to protect an for considera gobjectives ent and busing resident afarnham Rd. acommodation residential passe would be conticularly hereful arly hereful are the requirement.	d/or improve tion in such a and would injure ess activity which ial premises from the area. remises; ontrary to the Corporation set aving tegard to th ts for neighbourho
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AN BORD PLEANÁLA



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

<u>Dublin County</u> Borough

Planning Register Reference Number: 407/83

APPEAL by Darwen Developers Limited of 200 Rathfarnham Road, Dublin against the decision made on the 13th day of April, 1983, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin to refuse to grant an outline permission for a change of use to ground floor shops with restaurant above at Rathfarnham Road, Dublin.

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

SCHEDULE

- 1. The proposed development is not consistent with the zoning provisions of the Dublin Development Plan wherein the area is zoned "to protect and/or improve residential amenity". While the proposed use is open for consideration in such a zone the present proposal would conflict with the zoning objectives and would injure the amenity of permitted uses in the area, particularly having regard to the proximity of Rathfarnham Village which fulfills the requirement for neighbourhood shops.
- 2. The proposal 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.

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

Dated this 31 day of October 1984.