

COMHAIRLE CHONTAE ÁTHA CLIATH

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| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE YA.1452 | | | | | | | | | | | | | | | |
|--|---|---|---------------|--------------------------|--|--|--|---------------|--------------|----|--------------|---------|---------|--|--|---------|---------|
| 1. LOCATION | Rear 127, Cromwellsfort Road, Walkinstown, Dublin 12. | | | | | | | | | | | | | | | | |
| 2. PROPOSAL | Change of use of garage to retail store. | | | | | | | | | | | | | | | | |
| 3. TYPE & DATE OF APPLICATION | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P.</td> <td style="text-align: center;">24th Aug, 83</td> <td>1.</td> <td>1.</td> </tr> <tr> <td></td> <td></td> <td>2.</td> <td>2.</td> </tr> </table> | TYPE | Date Received | Date Further Particulars | | | | (a) Requested | (b) Received | P. | 24th Aug, 83 | 1. | 1. | | | 2. | 2. |
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| P. | 24th Aug, 83 | 1. | 1. | | | | | | | | | | | | | | |
| | | 2. | 2. | | | | | | | | | | | | | | |
| 4. SUBMITTED BY | Name Mr. D. Ryan, Address 75, Bettyglen, Howth Road, Raheny, Dublin 5. | | | | | | | | | | | | | | | | |
| 5. APPLICANT | Name Mr. Albert Burke, Address 127, Cromwellsfort Road, Walkinstown, Dublin 12. | | | | | | | | | | | | | | | | |
| 6. DECISION | O.C.M. No. PA/2300/83 Date 20th Oct., 1983 | Notified 20th Oct., 1983 Effect To refuse permission | | | | | | | | | | | | | | | |
| 7. GRANT | O.C.M. No. Date | Notified Effect | | | | | | | | | | | | | | | |
| 8. APPEAL | Notified 25th Nov., 1983 Type 1st Party | Decision Permission refused by An Bord Pleanala Effect 13th June, 1984 | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | |

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| Prepared by | Copy issued by Registrar. |
| Checked by | Date |
| Co. Accts. Receipt No | |

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: Y.A. 1452

APPEAL by Albert Burke of 127 Cromwellsfort Road, Dublin, against the decision made on the 20th day of October, 1983, by the Council of the County of Dublin to refuse permission for the change of use from a garage to a retail store at the rear of 127, Cromwellsfort Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, 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 located in an area where the objective of the planning authority as expressed in the Dublin County Development Plan is to preserve and improve residential amenity. This objective is considered reasonable and the proposed commercial use of the garage would conflict with it and be seriously injurious to the amenities of residential properties in the vicinity.
2. The proposed development would materially contravene condition number 2 of the permission granted by Dublin County Council on 18th April, 1980, under Planning Register Reference Number T.B. 206, which specified that the garage should not be used for commercial or industrial purposes.

J. Hannigan

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

Dated this 13 day of June 1984.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROACH~~
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-82

To A. Burke, Register Reference No. YA/1452.
127. Cromwellsfort Road, Planning Control No.
Walkinstown, Application Received 24/8/83
Dublin 12. Additional Information Received

Applicant V. Burke.

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/2300/83 dated 20/10/83 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROACH~~

For Proposed change of use from garage to retail store rear of 127 Cromwellsfort Road,
Dublin 12.
for the following reasons:

1. The proposed development for commercial purposes located in an area zoned "to protect and/or improve residential amenity" would contravene materially this objective, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of residential properties in the vicinity.
2. The proposed development would contravene materially conditions Nos. 1 and 4, of Order No. PB/406/80, Reg. Ref. TB.206, whereby permission was granted for the retention of this garage structure for domestic purposes only.
3. The proposed development would endanger public safety by reason of a traffic hazard due to the generation of additional kerbside parking in close proximity to a junction with a major road-Cromwellsfort Road.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 20th. October, 1983.

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.