

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0152	
1. Location	Ulster Bank, Walkinstown Cross, Dublin 12.		
2. Development	First floor extension at rear of existing bank premises for use as offices incorporating a new pitched roof to match existing and associated alterations at ground floor level.		
3. Date of Application	19/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Ulster Bank Ltd., Address: Oxford House, 5 Oxford Street, Belfast BT1 3LA.		
6. Decision	O.C.M. No. 0925 Date 15/05/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	12/06/97	Written Representations	
9. Appeal Decision	06/10/97	Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

County South Dublin

Planning Register Reference Number: S97A/0152

APPEAL by Ulster Bank Limited care of Reid Associates of 2 Arran Square, off Lincoln Lane, Dublin against the decision made on the 15th day of May, 1997 by the Council of the County of South Dublin to refuse a permission for development comprising a first floor extension at rear of existing bank premises for use as offices incorporating a new pitched roof to match existing and associated alterations at ground floor level at Ulster Bank, Walkinstown Cross, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the existing level of development on the site, the proposed additional floor area, the lack of adequate car parking on the site, the level of traffic congestion and the shortage of off-street parking in the vicinity of the site, it is considered that the proposed development would generate additional on-street parking on the Greenhills Road which would endanger public safety by reason of obstruction of road users.
2. The proposed development, by reason of its height, bulk, depth and proximity to boundaries would seriously injure the amenities of adjoining properties by way of overlooking and overshadowing, would constitute overdevelopment of the site and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this *6th* day of *October* 1997.



**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0925	Date of Decision 15/05/97
Register Reference S97A/0152	Date 19th March 1997

Applicant Ulster Bank Ltd.,

Development First floor extension at rear of existing bank premises for use as offices incorporating a new pitched roof to match existing and associated alterations at ground floor level.

Location Ulster Bank, Walkinstown Cross, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

15/05/97

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S97A/0152



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Reasons

- 1 The proposed development is deficient in off-street car parking spaces and would tend to cause serious traffic congestion on the Greenhills Road. The proposed development would be prejudicial to public safety by reason of traffic hazard.
- 2 The proposed development would represent overdevelopment of this site and would be seriously injurious to the amenities and depreciate the value of property in the vicinity.