

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.398
1. LOCATION	Land at rear of Butterfield Avenue & Washington Park, adjoining River Dodder	
2. PROPOSAL	69 terraced town houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	2.3.83
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name	Michael Larkin & Assoc.,
	Address	Bettyglen House, James Larkin Road, Dublin 5
5. APPLICANT	Name	Drumronan Holdings Ltd.,
	Address	40 Upr. Fitzwilliam Street, Dublin 2.
6. DECISION	O.C.M. No.	PA/831/83
	Date	12th April, 1983
		Notified 12th April, 1983
		Effect To refuse permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified	25th May, 1983
	Type	1st Party
		Decision Permission refused by An Bord Pleanala
		Effect 23rd May, 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.		

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: Y.A. 398

APPEAL by Drumroan Holdings Limited of 40, Upper Fitzwilliam Street, Dublin against the decision made on the 12th day of April, 1983, by the Council of the County of Dublin to refuse permission for housing development on a site at the rear of Butterfield Avenue and Washington Park, Rathfarnham, Dublin:

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

SCHEDULE

1. It is considered that the proposed development by reason of the scale, density and type of housing proposed, would constitute an excessive incursion into an area close to the River Dodder for which it is the planning authority's objective to provide for recreational open space and ancillary structures.
2. Development of the scale proposed would endanger public safety by reason of traffic hazard because the traffic-turning movements generated at the proposed junction, in close proximity to other junctions on the adjoining heavily trafficked Butterfield Avenue, would interfere with the safety and free flow of traffic on Butterfield Avenue.
3. The proposed layout is deficient because it does not satisfactorily relate to the open amenity area adjoining in that the said amenity area would be bounded by the backs of houses, which visually would be undesirable and, functionally, would militate against the optimum use of the area by the residents.

D. Hannigan

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

Dated this *23rd* day of *May* 1984

Phone 724755

NOTIFICATION OF A DECISION TO REFUSE:
~~COULINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

3
YA 298

Register Reference No. 13719

Planning Control No. 2.3.83

Application Received

Additional Inf. Recd.

Michael Larkin & Associates,
Bettyglen House,
James Larkin Road,
DUBLIN 5.
Drumroan Holdings Ltd.

APPLICANT

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, PA/831/83 dated 12th April, 1983. ~~APPROVAL~~

For 69 terraced town houses at lands at rear of Butterfield Avenue and Washington Park adjoining River Dodder ~~for~~

for the following reasons:

1. It is considered that the proposed development by reason of the scale and type of housing proposed, would constitute an excessive incursion into an area close to the River Dodder for which it is the Planning Authority's objective to protect and improve a high amenity area.
2. Development of the scale proposed would endanger public safety by reason of traffic hazard because of the turning movements generated at the proposed junction, in close proximity to other junctions on the adjoining heavily trafficked Butterfield Avenue, would interfere with the safety and free flow of traffic on Butterfield Avenue.
3. The type of housing proposed would be incompatible with the existing dwellings in Washington Park and Butterfield Avenue adjoining property. injure the amenities and depreciate the value of the existing property.
4. The proposal would contravene materially the terms of an existing permission granted by An Bord Pleanala on appeal for 38 terraced houses at Order No. PL 6/5/58777 dated 13th September, 1982 (Ref. No. WA 2628).

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER
Date: 12th April, 1983.

An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of this notification or by any other person on behalf of the applicant in writing and shall state the grounds of the appeal and should be made to An Bord Pleanala, Irish Life Centre, Dublin 1, within twenty-one days of the date of the decision. When an appeal has been made and grounds of the appeal and should be made to An Bord Pleanala, Irish Life Centre, Dublin 1, and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made in the first instance.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Phone 724755

NOTIFICATION OF A DECISION TO REFUSE:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION: ~~XXXXXXXXXXXX~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

to:
Michael Larkin & Associates,
Bettyglen House,
James Larkin Road,
DUBLIN 5.

Register Reference No. ³ YA 298
Planning Control No. 13719
Application Received ... 2.3.83
Additional Inf. Recd.

APPLICANT Drumroan Holdings Ltd.

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, PA/831/83 dated 12th April, 1983. decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION ~~XXXXXXXXXXXX~~

For 69 terraced town houses at lands at rear of Butterfield Avenue and Washington Park adjoining River Dodder ~~xxx~~

- for the following reasons:
1. It is considered that the proposed development by reason of the scale, density and type of housing proposed, would constitute an excessive incursion into an area close to the River Dodder for which it is the Planning Authority's objective to protect and improve a high amenity area.
 2. Development of the scale proposed would endanger public safety by reason of traffic hazard because of the turning movements generated at the proposed junction, in close proximity to other junctions on the adjoining heavily trafficked Butterfield Avenue, would interfere with the safety and free flow of traffic on Butterfield Avenue.
 3. The type of housing proposed would be incompatible with the existing dwellings in Washington Park and Butterfield Avenue and would seriously injure the amenities and depreciate the value of the adjoining property.
 4. The proposal would contravene materially the terms of an existing permission granted by An Bord Pleanala on appeal for 38 detached houses at Order No. PL 6/5/58777 dated 13th September, 1982 (Reg. Ref. No. WA 2628).

Signed on behalf of the Dublin County Council for PRINCIPAL OFFICER
Date..... 12th April, 1983.

An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of this notification or by any other person within twenty-one days of 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, Dublin 1, [redacted]. 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.