

COMHAIRLE CHONTAE ÁTHA CLIATH



P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE YA 241,
1. LOCATION	Willbrook House, Whitechurch Rd., Rathfarnham.		
2. PROPOSAL	20 town houses for residential use.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 16.2.1983.	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Gerard A. Osborne Burke. Address Salzburg, 4, Knocksinna Ct., Granville Rd., Stillorgan.		
5. APPLICANT	Name Roy Hand Esq., Address Willbrook House, Whitechurch Rd., Rathfarnham.		
6. DECISION	O.C.M. No. PA/929/83 Date 15th April, 1983	Notified 15th April, 1983 Effect To refuse permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 7th June, 1983 Type 1st Party	Decision Permission refused by An Bord Pleanala Effect 31st May, 1985	
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 PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1983

County Dublin

Planning Register Reference Number: YA. 241

APPEAL by Roy Hand, of Willbrook House, Whitechurch Road, Rathfarnham, County Dublin, against the decision made on the 15th day of April, 1983, by the Council of the County of Dublin, to refuse permission for the erection of 20 houses on a site at Willbrook House, Whitechurch Road, Rathfarnham, County Dublin:

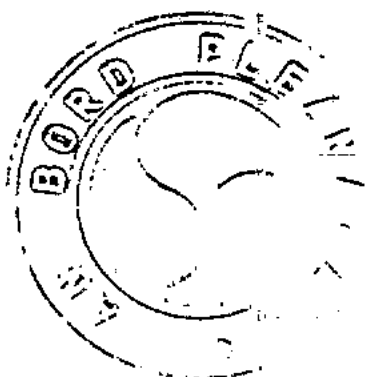
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the erection of the said houses for the reason set out in the Schedule hereto.

SCHEDULE

It is an objective of the planning authority, as stated in its Development Plan, to protect and maintain trees and woodlands in the vicinity of the site. This objective is considered to be reasonable. The proposed development, by reason of the form of layout, design and density would contravene this objective and would be seriously injurious to residential amenities due to excessive encroachment on the existing trees and shrubs which are a feature of the site.

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

Dated this 31st day of May, 1985.



DUBLIN COUNTY COUNCIL

Phone 724755
Fax: 262/264

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To:

G.A. Osborne Burke,
Salzburg,
4, Knocksinna Court,
Granville Road,
Stillorgan,
Co. Dublin.

Register Reference No. YA.241
Planning Control No. 10231
Application Received 16/2/83
Additional Inf. Recd.

APPLICANT R. Hand, Esq.

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/929/83 dated 15/4/83 decide to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For proposed 20 town houses at Millbrook House, Whitechurch Road, Rathfarnham.

for the following reasons:

1. The proposed layout takes minimal account of the many fine specimen trees on the site and would contravene materially the objective of the County Development Plan to protect and maintain trees and woodland and would therefore be seriously prejudicial to the amenities of the area and would not be in accordance with the proper planning and development of the area.
2. The proposed density is considered excessive relative to the unique site features and the terraced house type proposed is considered unsatisfactory relative to the prevailing house type and density of development in the area and would be seriously injurious to the amenities of adjoining residential properties.
3. The spacing between the flanks of the housing blocks is considered inadequate and contravenes Development Plan Standards and would not be in accordance with the proper planning and development of the area.
4. Specific written evidence that the applicant has the agreement of the adjoining landowner to construct a road over his property has not been submitted.
5. No details of water and drainage have been submitted.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 15th April, 1983.

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant 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, 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.