

CORPORATION OF DUBLIN

PLAN NO. (1420/76) 3728/78.		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE 3728/78. RA 2409
1. LOCATION	Whitechurch Road/Willbrook Street, Rathfarnham, Dublin 14. S			O.S. NO. S 3391 - 8 1425 281 GRID REF 4 288
2. PROPOSED DEVELOPMENT	3 storey block of 24 flats.			PREPARED BY: SN. CHECKED BY: PL
3. TYPE & DATE OF APPLICATION	TYPE A & B	APPLICATION DATE 9-11-1978.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name Crossspan Developments Ltd., Address 44 Belvedere Place, Dublin 1.			
5. APPLICANT	Name Crossspan Developments Ltd., Address 44 Belvedere Place, Dublin 1.			
6. DECISION	O.C.M. No. & DATE P19. 4-1-79 Date NOTIFIED 4-1-79.		EFFECT TO REFUSE PERMISS (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL	NOTIFICATION TO CORPORATION		Decision	
9. APPLICATION SECTION 26 (3)	Date of application		Decision	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND
TREASURER'S RECEIPT NO.

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Act, 1963: Local Government (Dublin) Acts 1930-1955

P19

- 4 JAN 1979

COMMENDATION:

I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No.

Date

3C/GK

2.1.78

Date:

9.11.78

PERMISSION

TO REFUSE in respect of the Application received on

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3728/78

3728/78

for reasons,

for the development proposed in Plan No.

Reg. No.

Crossan Developments Ltd., 44 Balvedere Place, Dublin 1.

by Applicant

of

Erect 3 storey block of 24 flats at Whitechurch Road/Willbrook Street,

namely to:

Rathfarnham, Dublin 14.

Signed:

RB/6

Assistant Principal Officer, Date:

4/1/79

ORDER: In accordance with the recommendation of the Assistant Principal Officer, I decide that having regard to the provisions which

are included in the Development Plan, the above proposal would be contrary to proper planning and development and I, therefore,

PERMISSION

decide TO REFUSE

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therefor under the Local Government (Planning and Development) Act, 1963 for the reasons stated below

REASONS

1. The site to which this application relates is part of a larger site most of which is located in the administrative area of Dublin County Council and on which there is no planning permission or undertaking relating to access roads or services to serve the site in the manner indicated.
2. The proposed development is an integral part of a flat development which includes land within the administrative area of Dublin County Council. The proposed development is unsatisfactory and substandard in regard to the following:-
 - (a) the envisaged proposal comprising the erection of four no. three-storey blocks of flats on this restricted site, in close proximity to existing two-storey housing development, contravenes materially condition No. 1 of the outline permission previously granted on this site (PL6/5/35744) by An Bord Pleanála, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the residential amenity of adjoining properties.
 - (b) details of landscaping proposals, together with appropriate proposals for the retention of existing landscape features of the site, have not been submitted as required by condition 2(a) of the outline permission granted on this site (PL6/5/35744) by An Bord Pleanála.
 - (c) details of proposed fencing at the northern boundary of the site have not been submitted as required by condition 2(c) of the outline permission granted previously on this site (PL6/5/35744) by An Bord Pleanála.
 - (d) details of proposed pedestrian bridge connecting the development to Whitechurch Road have not been submitted.
3. No proposals for the satisfactory treatment of the Willbrook Stream which traverses the eastern portion of the site have been submitted.

Date

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the City and County Manager dated

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