

# CORPORATION OF DUBLIN

PLAN NO. (1420/76) 1571/77.		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE M 3442T [REDACTED]
1. LOCATION		Whitechurch Road/Willbrook Street, Rathfarnham, Dublin 14.		Q.S. NO. 22 VI GRID REF. 1424 2811
2. PROPOSED DEVELOPMENT		16 houses.		PREPARED BY: SN. CHECKED BY: [Signature]
3. TYPE & DATE OF APPLICATION		TYPE P & B	APPLICATION DATE 23rd May, 1977	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....
4. SUBMITTED BY		Name Crossspan Development Ltd., tbn., Address 44, Belvedere Place, Dublin 1.		
5. APPLICANT		Name Crossspan Development Ltd., Address 44, Belvedere Place, Dublin 1.		
6. DECISION		O.C.M. No. & DATE PI84I. Date NOTIFIED 21st July 1977. 21st July 1977.		EFFECT TO REFUSE PERMISSION (SEE OPPOSITE).
7. GRANT		O.C.M. No. & DATE Date NOTIFIED		EFFECT
8. APPEAL 8a. DATE OF AN BOARD PLANNING'S DECISION: 15th February 1978.		NOTIFICATION TO 4th August, 1977, CORPORATION		Decision PERMISSION REFUSED (SEE OPPOSITE).
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

P1841

21 JUL 1977

Decision Order No.

Date

RECOMMENDATION:

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

LT/EH

Date 20.7.77

PERMISSION

23.5.77

TO REFUSE

in respect of the Application received on

1571/77

Reg. No. 1571/77

for 4 reasons,

for the development proposed in Plan No.

1571/77

Reg. No. 1571/77

by Applicant Crossspan Development Ltd of 44, Belvedere Place, Dublin 1.

namely to: Erect 16 houses at Whitchurch Road/Willbrook Street, Rathfarnham, Dublin 14.

Signed:

Assistant Principal Officer.

Date:

21/7

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, decide TO REFUSE

PERMISSION

therefor under the Local Government (Planning and Development) Act, 1963 for the 4 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 under-taking relating to access roads or services to serve the site in the manner indicated.
2. The proposed development is premature by reason of the existing deficiency in the provision of foul sewerage facilities in the area and the period within which such deficiency may be expected to be made good.
3. Inadequate details have been submitted in relation to the proposed culvert within the site to enable the planning authority to adequately consider the application.
4. The proposed development is an integral part of a housing layout which includes lands within the administrative area of Dublin County Council. The overall development is sub-standard as the houses No. 1 to No. 8 inclusive have no direct access to a roadway and are excessively remote from the proposed car parking area. The proposal is therefore contrary to the proper planning and development of the area and would result in serious injury to residential amenity.

Date

ASSISTANT CITY AND COUNTY MANAGER

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

of

19

PL. 29/5/39548

PL. 6/5/39582

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-AND-1976

Dublin County Borough

Planning Register Reference Number: 1571/77

County Dublin

Planning Register Reference Number: M. 1283

APPEALS by Crossspan Developments Limited, of Moy House, 44, Belvedere Place, Mountjoy Square, Dublin 1 against the decision made on the 21st day of July, 1977, by the Council of the County of Dublin and the decision made on the 21st day of July, 1977, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse to grant a permission for the construction of sixteen houses on a site at Whitechurch Road/Willbrook Street, Rathfarnham, Dublin 14:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the construction of the said houses for the reasons set out in the Schedule hereto.

SCHEDULE

The erection of sixteen houses on this restricted site in accordance with the plans lodged would result in substandard development due to the lack of proper road frontages to serve individual houses, inadequate separation from existing residential properties in the vicinity and unsatisfactory provision for amenity open space. The proposed development would accordingly be contrary to the proper planning and development of the area.

*John J. McQuinn*

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

Dated this 15<sup>th</sup> day of February 1978.