CORPORATION OF DUBLIN

PLAN NO. (57/70) 127/77.	LOCAL GOVERNMENT (PLAN DEVELOPMENT) ACT PLANNING REGISTER ((963 Part I) (REGISTER REFERENCE		
1. LOCATION	St. Anne's Court, Fort Kimmage Road West, Dub	field Road/	. №0. 22 II. IÓREF I306 303		
2. PROPOSED DEVELOPMENT	32 flats, in 2 three s	terey blocks.	EPARED BY: SN.		
3. TYPE & DATE OF APPLICATION	TAPE		Received		
	P & B. 20-1-1977. 2	2.			
2	Name Robert Creedon &	Associates the			
4. SUBMITTED BY	Name Robert Creedon & Associates, tbn., Address 30 Dartmouth Square, Dublin 6.				
5. APPLICANT	Name St. Anne's Estates Ltd., Address 11, Newmarket, Dublin 8.				
6. DECISION	O.C.M. No. & DATE P544. I8th March 1977 Date NOTIFIED I8th March 1977	\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\			
7. GRANT	O.C.M. No. & DATE Date NOTIFIED	EFFECT			
8. APPEAL SA DATE OF AN BO	NOTIFICATION TO 6th April 1977 CORPORATION RD 28-9-1978.	Decision PERMISS (SEE 0)	ION REFUSED		
PLEANALA'S DECIS 9. APPLICATION SECTION 26 (3)	TON Date of application	Decision			
10. COMPENSATION	Ref. in Compensation Register				
11. ENFORCEMENT	Ref. in Enforcement Register				
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.		DATE OF ISSUE O			
15.	ČERTIFYING OFFICER				

CORPORATION OF DUBLIN

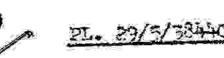
Order of the Assistant City and County Manager

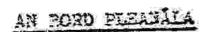
Local Government (Planning & Develop	ment) Act, 1963: Local Government (Dublin) Acts 1930-1955
for	Decision Order No. 9544 Date
Signed:	Assistant Principal Officer. Date: 77 the Assistant Principal Officer, I decide that having regard to the provisions an, the above proposal would be contrary to proper planning and develop- PERMISSION mining and Development) Act, 1963 for the reasons stated below

REASONS

- The site is affected to some extent by the route of the proposed Tallaght busway. The alignment and width of this busway is inaccurately indicated on the drawings submitted. The proposed development would, therefore, inhibit the objective of the planning authority to reserve free of any building or road access the line of the Tallaght busway and would therefore be inconsistent with the proper planning and development of the area.
- There is no vehiculer eccess to the site from Kimmege Road East by way 2. of an existing rosd. The access into the site is substandard in width and does not indicate the provision of footpaths connecting to the outer The proposed development would therefore constitute substanderd development which would be inconsistent with the proper planning and
- It is considered that the provision of 33 dwellings on this site would result in overdevelopment having regard to the required provision of adequate off-street car parking and communal open space, for the flat dwellings and the characteristic residential density in the vicinity of The proposed development would therefore seriously injure the residential emenities of property in the vicinity.
- As the application is demand to relate to that site metliand in red on the lodged plans the erges required to provide a satisfectory access and citainage layout as shown, are not included in the area to which this application relates. The proposed development as substitud in this applicaation is totally expetunders from a desirage and access point of wime. (As this is an application which depends on the implementation of on adjaining approved scheme from the point of view of eccess from Kinnege Road West that part of the overall development common to both specific applications is required to be included in the ledged plane for both < ACC

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ASSISTANT CITY AND COUNTY MANAGER	**************************************		Date Total	
to whom the appropriate powers have been	delegated by Order o	f the City and County	v Manager dated	عطاس
of, 19	OW	3 - 2	dorea.	day





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

Lublin County Borough

Planning Register Reference bushers 127/77

APPEAL by Saint Anne's Watates Limited care of Robert Creedon, Robert Creedon and Associates, 30 Dartsouth Square, Dublin, against the decision made on the 13th day of March, 1977, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse a permission for the erection of thirty-three flats in two three-storey blocks at Saint Anne's Court, Fortfield Road, Kimmage Road West, Dublin:

DECISION: Pursuent to the Local Government (Planning and Development) Acts, 1983 and 1976, permission is hereby refused for the erection of the said flats for the reasons set out in the Schedule hereto.

SCIEDILE

- 1. The erection of 33 flats on the site as proposed would result in an excessive density of development, would constitute overdevelopment of the site and would be seriously injurious to the emenities of the occupants of the proposed flats and to the amenities of the area generally.
- 2. The site is dependent on the development of adjoining lands for satisfactory access to a public road and its development in isolation independently of the said adjoining lands would be contrary to the proper planning and development of the area.
- 3. The site is likely to be affected by the proposed Tallaght Busway.

JRENDAN O'DONOGHUE

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