

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16297	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1283
1. LOCATION	<div style="text-align: right; font-size: 2em; margin-right: 20px;">S</div> Whitechurch Road/Willbrook Street, Rathfarnham, Co. Dublin.		
2. PROPOSAL	16 dwellinghouses and ancillary works		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 23rd May, 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Address Crossspan Developments Limited, 44, Belvedere Place, Dublin, 1.		
5. APPLICANT	Name Address Crossspan Developments Limited, 44, Belvedere Place, Dublin, 1.		
6. DECISION	O.C.M. No. Date	P/2550/77 21/7/77	Notified Effect 22nd July, 1977 Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type	29th July, 1977 1st Party	Decision Effect 15th February, 1978 Permission Refused by An Bord Pleanála
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.			
16.			
Prepared by _____		Copy issued by _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

**Planning Department,
46-49 Dame Street,
Dublin 2.**

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~: PERMISSION: ~~APPROVAL~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: **Crossan Developments Ltd.,**
44, Belvedere Place,
Dublin 1.

Register Reference No: **M.1283**

Planning Control No: **16297**

Application received **23/5/77**

APPLICANT: **Crossan Developments Ltd.**

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order **P/2550/77**, dated **21st July, 1977**, decide to refuse:

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

for **proposed 16-No. dwellinghouses at Whitechurch Road/Willbrook Street,**
Rathfarnham,

for the following reasons:

1. Public piped sewerage facilities are not available to serve the proposal.
2. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
3. The proposed development on this restricted site, with inadequate direct road frontage access facilities for individual houses and unsuitable separation from existing residential properties, with unsatisfactory and inadequate public open space provision would not be in accordance with the proper planning and development and would seriously injure the amenities of property in the vicinity.
4. Details of the proposed culverting arrangements have not been submitted.
5. The site location plan submitted is incorrectly detailed with regard to all the dwellinghouses proposed.

Signed on behalf of the Dublin County Council: *CAB*

Date: **22nd July, 1977.**

NOTE: An appeal against the decision may be made to the Minister 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 the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

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.

J. McFADDEN

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

Dated this ^{15th} day of February 1978.