

CORPORATION OF DUBLIN

PLAN NO. 1420/76.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part 1)		REGISTER REFERENCE 1420/76. K3219^T										
1. LOCATION	WHITECHURCH ROAD, RATHFARNHAM, S DUBLIN 14.		O.S. NO. 22 VI. 1424 2811. GRID REF.										
2. PROPOSED DEVELOPMENT	RESIDENTIAL DEVELOPMENT.		PREPARED BY: P.H. CHECKED BY: <i>MR</i>										
3. TYPE & DATE OF APPLICATION	TYPE	APPLICATION DATE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%; text-align: center;">(a) Requested</th> <th style="width: 50%; text-align: center;">(b) Received</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>1.</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> <tr> <td>3.</td> <td>3.</td> </tr> </tbody> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.	3.	3.
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(a) Requested	(b) Received												
1.	1.												
2.	2.												
3.	3.												
4. SUBMITTED BY	Name CROSSPAN DEVELOPMENTS LTD., Address 44, BELVEDERE PLACE, DUBLIN 1.												
5. APPLICANT	Name CROSSPAN DEVELOPMENTS LTD., Address 44, BELVEDERE PLACE, DUBLIN 1.												
6. DECISION	O.C.M. No. & DATE P1567. 8th July, 76. Date NOTIFIED 8th July, 76.		EFFECT TO REFUSE OUTLINE PERMISSION. (SEE OPPOSITE).										
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT										
8. APPEAL 8a DATE OF AN BORD PLEANALA'S DECISION	NOTIFICATION TO 30th July, 76. CORPORATION 10th June 1977.		Decision OUTLINE PERMISSION GRANTED SUBJECT TO THREE (3) CONDITIONS (SEE OPPOSITE).										
9. APPLICATION SECTION 26 (3)	Date of application		Decision										
10. COMPENSATION	Ref. in Compensation Register												
11. ENFORCEMENT	Ref. in Enforcement Register E 8/76												
12. PURCHASE NOTICE													
13. REVOCATION or AMENDMENT													
14.													
15.													

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

Decision Order No. P1567... Date 8 JUL 1976

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 : JG/PB Date 7.7.76

TO REFUSE OUTLINE PERMISSION in respect of the Application received on 12th May, 1976

for 1 reasons, for the development proposed in Plan No. 1420/76 Reg. No. 1420/76

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

namely to: carry out residential development at Whitechurch Road, Rathfarnham, Dublin

Signed: [Signature] Assistant Principal Officer Date: 8/7

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 OUTLINE PERMISSION therefor under the Local Government (Planning and Development) Act, 1963 for the 1 reasons stated below

REASONS

- (1) The proposed development would be 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 reasonably be expected to be made good. The proposed development would, therefore, be contrary to the proper planning and development of the area.

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the City and County Manager dated 1976

AM BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976Dublin County BoroughPlanning Register Reference Number: 1420/76County DublinPlanning Register Reference Number: K.1245

APPEALS by Crossspan Developments Limited of Moy House, 44 Belvedere Place, Mountjoy Square, Dublin, against the decision made on the 8th day of July, 1976, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin and the decision made on the 22nd July, 1976 by the Council of the County of Dublin deciding to refuse outline permission for flat development on a site at Whitchurch Road, Rathfarnham in accordance with plans and particulars lodged with Dublin Corporation and Dublin County Councils.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for flat development on the said site, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that a flat development on this site would not be contrary to the proper planning and development of the area and would not seriously endanger public safety by reason of traffic hazard provided the development is carried out in accordance with the conditions specified in the Second Schedule hereto.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
1. The flats shall be located on the western part of the site in one 3-storey block or alternatively in two 2-storey blocks, which in either case shall be set back for a minimum distance of 50 feet from both the northern and the southern boundaries of the site and the density of the development shall be so regulated as to avoid injury to the residential amenity of the area.	1. In the interest of residential amenity and to avoid overdevelopment of the site.
2. The detailed plans to be submitted for approval shall provide for:-	2. In the interest of visual amenity pedestrian convenience, and traffic safety.

contd/

SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
(a) the landscaping of the eastern portion of the site and the provision of a pedestrian access onto Whitechurch Road with a suitable bridge over the Grange River. (b) vehicular access through Willbrook Street only. (c) a suitable form of fencing along the northern and southern boundaries of the site. 3. The developer shall make a contribution to the appropriate authority towards any expenditure incurred or proposed to be incurred in providing public services facilitating the development. Before development commences the amount of such contribution and the time and method of payment shall be agreed with the authority or in default of agreement shall be as determined by An Bord Pleanála.	3. It is considered reasonable that the developer should contribute towards the cost of the provision of public services facilitating the development.



SEAN O'BRIEN

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

Dated this 10th day of June 1977.