

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16297	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G1005
1. LOCATION	Whitechurch Road, Rathfarnham,		
2. PROPOSAL	Block of 6 flats and 10,000 sq.ft. of offices in single 3-storey block.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1. 2. D.P. 7th May, 1974
4. SUBMITTED BY	Name	A. S. Tomkins, Esq., 308 Clontarf Road, Dublin 3.	
5. APPLICANT	Name	Crossspan Developments Limite, 44 Balvedere Place, Dublin 1.	
6. DECISION	O.C.M. No.	P/2135/74 5/7/74	Notified 5/7/74 Effect Outline Permission Refused
7. GRANT	O.C.M. No.		Notified Effect
8. APPEAL	Notified	1/8/74 1st Party	Decision 8th August, 1975 Minister Refused Effect Outline Permission
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

Checked by

Grid Ref.

O.S. Sheet

Copy issued byRegistrar.

Date

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:
A. S. Tomkins.....
208, Clontarf Road,
Dublin, 3.....

Register Reference No: G.1005.
Planning Control No: 15297.....
Application received 7th May '74.

APPLICANT: Crossspan 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/2135/74 dated 5th July, 1974..... decide to refuse:

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

for Proposed three-storey block of flats and three storey office block.....
at Whitechurch Road,
for the following reasons:

1. The site is located in an area zoned - to preserve and improve residential amenity and to provide for residential development - in the Development Plan. The commercial development proposed on these lands would be in conflict with these objectives would not be in accordance with the proper planning and development of the area, and would seriously injure the amenities of the area.
2. The flat development proposed would not be in accordance with the objectives set out in the Development Plan Written Statement, para.4.24, in that the proposed flats are undesirably located with reference to the adjoining south boundary and the three-storey flat development proposed, by reason of its height and location, would seriously injure the amenities of the adjoining residential properties, and would not be in accordance with the proper planning and development of the area.
3. The proposed commercial development on these lands, with inadequate off-street carparking facilities in relation to the development proposed, would be likely to create a serious traffic hazard, by reason of the vehicular movements to and from the site, on this inadequate section of Whitechurch Road.
4. Public piped sewerage facilities are not available to serve the proposal by reason of the lack of pipe capacity in the public drainage system
5. 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.

Signed on behalf of the Dublin County Council: *Mary Harrington*.....

Date: 5th July, 1974.....

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.