


CORPORATION OF DUBLIN

PLAN NO. 150/50	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE XA2466T	
1. LOCATION	Ashfield, Rathfarnham Road, Dublin 14.		O.S. NO 8-3328-23 GRID REF. 32-24.7	
2. PROPOSED DEVELOPMENT	60 Houses.		PREPARED BY: CHECKED BY: 	
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 2nd April, 1982.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name R. McDonnell & G. May, Address "Carra", Ballinteer Road, Dublin 14.			
5. APPLICANT	Name Whitbey Ltd., Address Beehive House, Dawson Street, Dublin 2.			
6. DECISION	O.C.M. No. & DATE P1542, 1st June, 1982. Date NOTIFIED 1st June, 1982.		EFFECT TO REFUSE PERMISSION. (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL	NOTIFICATION TO SAC July, 1982 - CORPORATION		Decision PERMISSION REFUSED. (SEE OPPOSITE).	
9. APPLICATION SECTION 23 (3)	SA. DATE OF AN URGENT PLANNING DECISION: Date of 14th June, 1985. 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) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

RECOMMENDATION:

Decision Order No. **P1542**

Date

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

WT/GK

Date

1.6.82

TO REFUSE

permission

in respect of the Application received on **2.4.82**

for **1** reasons,

for the development proposed in Plan No./Reg. No. **1372/82**

by Applicant **Whithay Ltd.**

of **Reactive House, Dawson St., Dublin 2.**

namely to: **Erect 60 houses at Ashfield, Rathfarnham Rd., Dublin 14.**

Signed:

Principal Officer. Date:

ORDER: In accordance with the recommendation of the 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) Acts 1963/76 for the reasons stated below.

REASONS

1. In its present form having regard to the type of housing proposed, the layout and number of houses proposed is unacceptable particularly in regard to the following points:

- a) the proximity of the rear ^{of} houses Nos. 16 to 26 to the steep embankment would be seriously injurious to visual amenity.
- b) houses nos. 16 to 26 and 47 and 48 would encroach on lands zoned Objective F in the Development Plan, i.e. to preserve recreational amenity and open space.
- c) inadequate off-street car parking provision is available to houses Nos. 11 to 27 with consequent injury to amenity and traffic hazard.
- d) the terrace type housing of houses Nos. 38 to 43 would be visually undesirable in this location.
- e) house No. 60 by reason of being two storey and because of its location, would be visually obtrusive and cause overlooking.

By reason of the above, the proposed development would constitute substandard development, would be contrary to the proper planning and development of the area and would be seriously injurious to residential amenities.

DM
1/6/82

Assistant City and County Manager

Date

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

day of 19.....

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

Dublin County Borough

Planning Register Reference Number: 1372/82

APPEAL by Whitbay Limited of Bective House, Dawson Street, Dublin, against the decision made on the 1st day of June, 1982, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin to refuse permission for the erection of 60 houses at Ashfield, Rathfarnham Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1982, permission is hereby refused for the erection of the said houses for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would be in conflict with the development plan zoning for the area as it would involve an encroachment of development onto land having a zoning objective "F", i.e. "to preserve recreational amenity including open space". This zoning objective is considered reasonable.
2. The proposed development would be seriously injurious to the visual amenities of the area because some of the houses, e.g. 17 to 25 would be located in an obtrusive elevated position at the top of a steep escarpment overlooking the Dodder Valley amenity area.
3. The proposed development would give rise to injury to the residential amenities of adjoining properties due to the location of the access road alongside the rear garden walls of houses on Rathfarnham Road and in particular due to the location of house number 60. This house would give rise to problems of overlooking and overshadowing.
4. The proposed development would give rise to excessive congestion and on-street parking on the cul-de-sac serving houses numbered 11 to 34 due to the density of development, the narrowness of frontages and the short set back from the road. The development would, accordingly, result in a traffic hazard situation.

J. Molloy

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

Dated this ^{14th} day of *June* 1983.