

# CORPORATION OF DUBLIN

PLAN NO.  736/85 (1594/84)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 - 1983 PLANNING REGISTER (Part 1)		REGISTER REFERENCE <b>85A/1800<sup>T</sup></b> <div style="background-color: black; width: 50px; height: 15px; margin: 5px auto;"></div>
1. LOCATION	Brookvale Road, Rathfarnham, Dublin 14. <span style="font-size: 2em; float: right;">S</span>		O.S. NO.  GRID REF.
2. PROPOSED DEVELOPMENT	68 no. 3 bedroom town houses		PREPARED BY: ML CHECKED BY: <i>H.B.</i>
3. TYPE & DATE OF APPLICATION	TYPE  P.	APPLICATION DATE  13.5.1985	Date Further Particulars: (a) Requested 1. _____ 2. _____ 3. _____ (b) Received 1. _____ 2. _____ 3. _____
4. SUBMITTED BY	Name F.L. Bent, tbn., 25 Grosvenor Court, Address Dublin 12.		
5. APPLICANT	Name McKiernan Homes Ltd., Biotoc House, Address Ranelagh, Dublin 6.		
6. DECISION	O.C.M. No. & DATE P. 1646. 11th July, 1985. Date NOTIFIED 11th July, 1985.		EFFECT TO REFUSE PERMISSION (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE  Date NOTIFIED		EFFECT
8. APPEAL	NOTIFICATION TO CORPORATION <i>16/8/85</i> Date of An Bord Pleanála's Decision: 26th November, 1985.		Decision PERMISSION REFUSED. (SEE OPPOSITE).
9. APPLICATION SECTION 26 (3)	Date of 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

## RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No. **P1646**

Date

**ATJ/JC****11/7/1985**

TO REFUSE

**PERMISSION**

in respect of the Application received on

**13/5/1985**for **TWO** reasons,

for the development proposed in Plan No./Reg. No.

**736/85**by Applicant **McKiernan Homes Ltd.,** of **Biotec House, Ranelagh, Dublin 6.**namely to: **erect 68 no. 3 bedroom town houses at Brookvale Road, Rathfarnham, Dublin 14.**

Signed:

*[Signature]*

Principal Officer.

Date: **11/7/85**

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 1963/82 for the **TWO** reasons stated below.

## REASONS

1. The proposed development does not meet one of the main criteria for residential development to which the Corporation as planning authority must have regard by virtue of the policy set out for residential standards in the Dublin City Development Plan 1980, in that it is not compatible with the existing density of adjoining residential areas; this criteria is considered critical in this instance as the pattern of development based on an extension northwards of the existing Brookvale Road cul-de-sac should be compatible with the form of the existing housing development on Brookvale Road and the form of development proposed comprising a series of terraced 2-storey dwellings, proposed to be splayed to a constant building line, on narrow frontages would be totally incompatible in this location and would be seriously injurious to the amenities of the area and the surrounding residential properties.

2. Bedroom no. 3 of the proposed dwelling houses fails to meet the minimum floor area requirements recommended in the Development Plan and as such would constitute substandard development which would not be in accordance with the proper planning and development of the area.

*[Signature]*  
11/7/85

Date

Assistant City and County Manager

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

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Dublin County Borough


Planning Register Reference Number: 736/85

APPEAL by McKiernan Homes Limited of Biotox House, Ranelagh, Dublin, against the decision made on the 11th day of July, 1985, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin to refuse permission for the erection of sixty eight houses at Brookvale Road, Rathfarnham, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the erection of the said houses for the reasons set out in the Schedule hereto.

SCHEDULE

1. One of the main criteria for proposed residential development set out in the Dublin City Development Plan 1980 is compatibility with the existing density of adjoining residential areas. This criterion is considered reasonable. The proposed development, based on an extension northwards of the existing Brookvale Road cul-de-sac and comprising a series of terraced two-storey houses splayed to a constant building line on narrow frontages, would be totally incompatible with existing housing on Brookvale Road and accordingly, would not meet the said criterion and would be seriously injurious to the amenities of surrounding residential properties and of the area.
2. Bedroom number 3 of the proposed houses fails to meet the minimum floor area requirement set out in the Dublin City Development Plan 1980, which requirement is considered reasonable and accordingly, would constitute substandard development.

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

Dated this 26<sup>th</sup> day of November 1985.