

CORPORATION OF DUBLIN

PLAN NO. 4037/81 (372878)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE <div style="text-align: center;">S</div> WA2946^T
1. LOCATION	Whitechurch Road/Willbrook St., Dublin 14.		O.S. NO. 3-3391-8 GRID REF. 1425-2815
2. PROPOSED DEVELOPMENT	3-storey development of 24 flats.		PREPARED BY: MW CHECKED BY:
3. TYPE & DATE OF APPLICATION	TYPE P. & B	APPLICATION DATE 10.11.1981	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Crosspan Developments Ltd., Address 89 Upper Leeson St., Dublin 4.		
5. APPLICANT	Name Crosspan Developments Ltd., Address 89 Upper Leeson St., Dublin 4.		
6. DECISION	O.C.M. No. & DATE P55 8.1.1982 Date NOTIFIED 8.1.1982		EFFECT TO REFUSE PERMISSION (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT
8. APPEAL 8A. DATE OF AN	NOTIFICATION TO 2-2-82 CORPORATION BORD PLEANALA DECISION:-		Decision PERMISSION REFUSED. (SEE OPPOSITE).
9. APPLICATION SECTION 26 (3)	Date of 29th April, 1982. 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

- 8 JAN 1982

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1: **WT/EH**

Decision Order No. **P53**

Date.....

Date **8.1.81**

TO REFUSE PERMISSION

in respect of the Application received on **10.11.81**

for **3** reasons.

for the development proposed in Plan No./Reg. No. **4037/81**

by Applicant **Crossan Developments Ltd** of **89 Upper Leeson St Dublin 4**

namely to: **Erect three storey development of 24 flats at Whitechurch Rd/Willbrook Street 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 **3** reasons stated below.

REASONS

1. The site to which this application relates is part of a larger site most of which is located in the administrative area of Dublin County Council and on which there is no planning permission or undertaking relating to access roads or services to serve the site in the manner indicated.

2. The proposed development is an integral part of a flat development which includes land within the administrative area of Dublin County Council. The proposed development is unsatisfactory and substandard in regard to the following:-

(a) The envisaged proposal comprising the erection of four no. three storey blocks of flats on this restricted site, in close proximity to existing two storey housing development, contravenes materially condition no. 1 of the outline permission previously granted on this site (PL6/5/35744) by An Bord Pleanála would not be in accordance with the proper planning and development of the area and would be seriously injurious to the residential amenity of adjoining properties.

(b) Details of landscaping proposals, together with appropriate proposals for the retention of existing landscape features of the site have not been submitted as required by condition no. 2(a) of the outline permission granted on this site (PL6/5/35744) by An Bord Pleanála.

(c) Details of proposed fencing at the northern boundary of the site have not been submitted as required by condition 2(c) of the outline permission granted previously on this site (PL6/5/35744) by An Bord Pleanála.

(d) Details of the proposed pedestrian bridge connecting the development to Whitechurch Road have not been submitted.

3. No proposals for the satisfactory treatment of the Willbrook Stream which traverses the eastern portion of the site have been submitted.

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.....

PL 6/5/57656.

PL 29/5/57795.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: WA 2247

Dublin County Borough

Planning Register Reference Number: 4037/81

APPEALS by Crossspan Developments Limited, of 89, Upper Leeson Street, Dublin, against the decision made on the 8th day of January, 1982, by the Council of the County of Dublin and the decision made on the 8th day of January, 1982 by the Right Honourable Lord Mayor, Aldermen and Burgesses of Dublin, deciding to refuse permission for the erection of twenty four flats in four three-storey blocks on a site at Whitechurch Road/Willbrook Street, Rathfarnham, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the erection of the said flats for the reasons set out in the Schedule hereto.

SCHEDULE

The erection of twenty-four flats in four three-storey blocks on this restricted site would result in over-development of the site with inadequate separation of the blocks from the existing residential properties in the vicinity of the site and inadequate provision of amenity open space.



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

Dated this 29th day of April 1982.