

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 2247
1. LOCATION	Whitechurch Road/Willbrook St., Rathfarnham, S		
2. PROPOSAL	Three storey block of 24 2 bedroom flats,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 10th Nov., 1981	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Crossspan Developments Ltd., Address 89, Upper Leeson St., Dublin 4.		
5. APPLICANT	Name Address as above,		
6. DECISION	O.C.M. No. PA/32/82 Date 8th Jan., 1982		Notified 8th Jan., 1982 Effect To refuse permission,
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 21st Jan., 1982 Type 1st Party,		Decision Permission refused by An Bord Pleanala, Effect 29th April, 1982
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.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

FL 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.

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext. 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To: _____
Crossspan Developments Ltd.,
89 Upr. Leeson Street,
Dublin 4.
Register Reference No. WA 2247
16297
Planning Control No. 10/11/81
Application Received
Additional Inf. Recd.
APPLICANT Crossspan Developments Ltd.

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/A/32/82 dated 8/1/82 decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed three storey block of 24 two bedroom flats at Whitechurch Road/Willbrook Street, Rathfarnham

for the following reasons:

1. 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 the 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.
2. The location of the proposed flat blocks on site contravenes materially condition No. 1 of the outline permission previously granted on this site (PL6/5/35744) by An Bord Pleanála and would not be in accordance with the proper planning and development of the area.
3. Details of proposed pedestrian bridge connecting the development to Whitechurch Road together with adequate and satisfactory proposals for the treatment of Willbrook stream traversing the eastern portion of the site have not been submitted.
4. Details of landscaping proposals, for the retention of existing landscape features of the site, have not been submitted as required by Condition 2A, of the outline permission granted on this site (PL6/5/35744) by An Bord Pleanála.
5. 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 previously granted on this site (PL6/5/35744) by An Bord Pleanála.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

8th January, 1982

Date

NOTE: An appeal against the decision may be made to An Bord Pleanála 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 An Bord Pleanála, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., Dublin 1. and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.