

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.1382
1. LOCATION	Chapel Hill, Lucan, Co. Dublin S		
2. PROPOSAL	3 Story block comprising of 12 two bedroomed flats		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	10.7.81	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Charles D. Ellison & Assoc., Address 106 South ⁷ / ₁₆ Circular Road, Dublin 8		
5. APPLICANT	Name Mrs. Mary Lynch, Address Lynch's Supermarket, Lucan, Co. Dublin.		
6. DECISION	O.C.M. No. PA/2117/81 Date 9th Sept., 1981		Notified 9th Sept., 1981 Effect To refuse permission,
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 19th Oct., 1981 Type 1st Party,		Decision Permission refused by An Bord Pleanála, Effect 22nd 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		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: W.A. 1382

APPEAL by Mary Lynch of Lynch's Supermarket, Lucan, County Dublin, against the decision made on the 9th day of September, 1981 by the Council of the County of Dublin, deciding to refuse permission for a flat development on a site at Chapel Hill, Lucan, County Dublin.

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

SCHEDULE

1. The proposed development would be premature by reason of the existing deficiency in the provision of public piped sewerage facilities available to serve it and the period within which such deficiency may reasonably be expected to be made good.
2. The proposed development by reason of its scale and height would be unduly obtrusive in relation to existing buildings in the vicinity and thereby would be seriously injurious to the visual amenities of the area.

J. Yanna

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

Dated this 22 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:

~~XXXXXXXXXXXX~~
~~OUTLINE PERMISSION~~ : PERMISSION : ~~XXXXXXXXXX~~

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

To;

Charles D. Ellison & Assoc.,

Register Reference No. WA 1382

100 South Circular Road,

Planning Control No. 12090

Dublin 8.

Application Received 10/7/81

Additional Inf. Recd.

Mrs. Mary Lynch

APPLICANT

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, ~~F/~~ 21/17/81 dated 9th September, 1981, decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~
OUTLINE PERMISSION

PERMISSION

~~XXXXXXXXXX~~
APPROVAL

For..... proposed construction of three storey block comprising of 12 two bedroomed flats at Chapel Hill.

for the following reasons:

1. The proposed development is situated in an area zoned 'Q' in the Development Plan "to preserve an area of High amenity". The proposed 3 storey block of flats would not be compatible with this zoning and would be seriously injurious to the amenities of the area.
2. There are no sewerage facilities available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of public sewerage facilities and the period within which such deficiency may reasonably be made good.
4. The development would be inconsistent with the Development Plan policy in relation to residential flat developments which states (para.4.24) "where flats exceed two storeys no wall shall be permitted that would at any point, cut a line drawn at 25° from the horizontal at ground level from the nearest boundary of the site. The proposed flats are seriously at variance with this requirement.
5. Inadequate circulation space has been indicated to serve the car parking proposed in the development.
6. The proposal is unacceptable to the Chief Medical Officer for the following reasons:

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Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date.....9th September, 1981.....

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.

- i. sanitary accommodation is not located on at least one external wall
- ii the means of ventilation of the bathroom has not been shown and
- iii the internal and external layout of drainage from both kitchen and bathroom fittings are not indicated.

7. The proposal is unacceptable to the Sanitary Authority in that a portion of the proposed building is 4.5 metres from the public sewer traversing the site. The required set back from the sewer is 5 metres.



for Principal Officer