

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 700
1. LOCATION	Bancroft Road, Tallaght, Co. Dublin, S		
2. PROPOSAL	18 Flats,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 16th April 1981	Date Further Particulars (a) Requested
			(b) Received
			1. 2.
4. SUBMITTED BY	Name W. Harney, Assoc., Address 117 Strand Road, Sandymount, Dublin 4.		
5. APPLICANT	Name P. Flynn, Address 126 South Park, Foxrock, Co. Dublin,		
6. DECISION	O.C.M. No. PA/1267/81		Notified 12th June, 1981
	Date 12th June, 1981		Effect To refuse permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified		Decision
	Type		Effect
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	

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:

William Harney Associates,

Register Reference No. WA700

Chartered Architects,

Planning Control No. 5052

117 Strand Road,

Application Received 16.4.81

Sandymount, Dublin 4.

Additional Inf. Recd.

P. Flynn

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, P/1267/81 dated 12th June, 1981 decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For 19 flats at Bancroft Road, Tallaght

for the following reasons:

1. The proposed development is located in an area zoned "A" "to preserve and improve residential amenity" in the Development Plan. This proposal for a three storey flat development as submitted would contravene materially this objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.
2. The proposed development would involve a type and density of development which would be incompatible with the existing density and character of residential development in the area and would, because of the restricted area of the site and proximity to existing houses on Bancroft Road and Bancroft Avenue, result in loss of privacy and serious injury to the residential amenities of the said houses.
3. The proposed development would contravene materially condition No. 1 of Council's decision to grant permission for the construction of a single dwelling house on this site by Order No. P/871/68 dated 20.6.68 (Reg. A507) and would not be in accordance with the proper planning and development of the area.
4. The proposed development would generate a substantial increase in traffic movements through the Bancroft housing estate and especially on Bancroft Road. There is existing frontage development on both sides of the roads in the Bancroft Housing Estate. Thus, the proposed development would endanger public safety by reason of traffic hazard.
5. The proposed flat block does not comply with the minimum distance standards from the boundaries as required by the provision of the Development Plan written statement (see Para. 4.24) the distances scaled from the drawing are substantially below the minimum required.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 12th June, 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.