

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE ZA/280															
1. LOCATION	The Palms, Roebuck, Co. Dublin.																
2. PROPOSAL	18 Apartments																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P</td> <td style="text-align: center;">12th March, 1984</td> <td>1.</td> <td>1.</td> </tr> <tr> <td></td> <td></td> <td>2.</td> <td>2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P	12th March, 1984	1.	1.			2.	2.
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		(a) Requested	(b) Received														
P	12th March, 1984	1.	1.														
		2.	2.														
4. SUBMITTED BY	Name C. G. O'Reilly, Address 25, Clontarf Road, Dublin 3.																
5. APPLICANT	Name Thomas O'Reilly, Address 21, Orwell Park, Rathgar, Dublin 6.																
6. DECISION	O.C.M. No. P/1366/84 Date 10th May, 1984	Notified 11th May, 1984 Effect To refuse permission															
7. GRANT	O.C.M. No. Date	Notified Effect															
8. APPEAL	Notified Type	Decision 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

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION:~~ PERMISSION: ~~APPROVAL~~
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS ~~1962-1983~~ 1963-1983

To **C.G. O'Reilly,** Register Reference No. **EA 280**
25 Clontarf Road, Planning Control No.
Dublin 3. Application Received **12/3/84**
Additional Information Received
Applicant **T. O'Reilly**

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, **1366/84** dated **10/5/84** decided to refuse:

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

For **18 apartments at The Palms, Rosbuck**

for the following reasons:

1. The scale and density of the development proposed on this restricted site would be excessive in relation to the standards set out in the County Development Plan and would not be in accordance with the proper planning and development of the area.
2. The proposed development would lead to an unacceptable increase in residential density and this would lead to a contravention of the zoning objective for the area in the County Development Plan, which is "to preserve and improve residential amenity". The proposal would, therefore, be contrary to the proper planning and development of the area and also seriously injurious to the residential amenities of the area.
3. Insufficient and inadequate information has been submitted in relation to the following:-
 - a. No confirmation has been submitted that Dublin Corporation, which is the supplier can provide a water supply for the development;
 - b. The applicant has not indicated the point of connection into the public foul and surface water systems, together with invert levels. Moreover, in relation to surface water, he has not indicated that treatment of the boundary surface water ditches;
 - c. No car parking layout has been shown on the site layout;
 - d. The block plan fails to show adjoining dwellings fronting onto Louvain;
 - e. No detailed tree survey has been submitted showing location, height condition and species of trees and what protection they would receive during development works nor has a detailed landscape plan been lodged.
 - f. Open space provision (both public and private) is perfunctory and not in accordance with the County Development Plan criteria;

Contd./.....

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date **11th May, 1984.**

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from 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 Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

3. Contd:-

g. The site layout does not correspond with previous applications at this location viz. Reg. Ref's SA 19 and SA 1201 and appears to overlap site area indicated on Reg. Ref. SA 1013, which has an access road on the western side of the current proposal.

Having regard to the above, the proposal is of an excessive floor area to allow for the feasibility of complying with County Development Standards and therefore would be seriously injurious to residential amenities of dwellings in the vicinity.

4. The proposed development would seriously infringe the building line set out in the County Development Plan for residential development.