
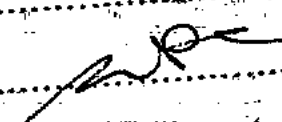


PLAN NO. 2989/80	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE 2989/80 TA 2694 T	
1. LOCATION	22 Whitehall Road, Terenure, Dublin 6.		O.S. NO. GRID REF.	
2. PROPOSED DEVELOPMENT	2 storey block of 2 flats.		PREPARED BY: A.K. CHECKED BY: 	
3. TYPE & DATE OF APPLICATION	TYPE OP	APPLICATION DATE 1st August, 80	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name Mr. John F. O'Dockery, Address 33 Leeson Park Avenue, Appian Way, Dublin 6.			
5. APPLICANT	Name Mr. Con Creedon, Address Fortfield House, Fortfield Rd. D.6.			
6. DECISION	O.C.M. No. & DATE P2746. 24th September, 1980. Date NOTIFIED 24th September, 1980.		EFFECT TO REFUSE OUTLINE PERMISSION. (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL	NOTIFICATION TO 22nd October, '80. CORPORATION		Decision OUTLINE PERMISSION GRANTED. (SEE OPPOSITE).	
8A. DATE OF AN BOARD PLEA/ALAS DECISION: -				
9. APPLICATION SECTION 26 (3)	Date of 31st March, '81. application		Decision	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.	DATE OF ISSUE OF COPY CERTIFYING OFFICER			

Decision Order **UT/EK** Date **23.9.80****RECOMMENDATION:**I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1:
outline permissionDate: **1.8.80**TO REFUSE **2**in respect of the Application received on **2989/80**Reg. No. **2989/80**for **Mr. Con Creedon,** reasons for the development proposed in Plan No. **Fortfield House, Fortfield Rd., Dublin 6.**by Applicant **Erect 2 storey block of 2 flats at 22 Whitehall Rd., Terenure, Dublin 6.**

namely to:

Signed:  Assistant Principal Officer. Date: **24/9**

ORDER: In accordance with the recommendation of the Assistant 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** **outline permission** reasons stated below therefor under the Local Government (Planning and Development) Act, 1963 for the

REASONS

1. The proposed flat development would be out of character with the surrounding single family dwellings and would consequently cause serious injury to the residential amenity of the area.
2. The proposed flat block due to its proximity to the boundary of the house to the south west and its relationship to the windows in the side elevation of the existing house to the north east would cause serious injury to the residential amenity of the adjacent houses due to visual obstruction and overshadowing.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976Dublin County BoroughPlanning Register Reference Number: 2989/80

APPEAL by Con Creedon of Fortfield House, Fortfield Road, Dublin, against the decision made on the 24th day of September, 1980, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse to grant an outline permission for the erection of a two-storey block of 2 flats at 22, Whitehall Road, Terenure, Dublin in accordance with plans and particulars lodged with Dublin Corporation:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the condition specified in column 1 of the Second Schedule hereto, the reason for the imposition of the said condition being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said condition.

FIRST SCHEDULE

Provided the condition set out in the Second Schedule hereto is complied with the proposed development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Condition	Column 2 - Reason for Condition
Detailed plans to be lodged with the planning authority for approval shall provide for a two-storey structure with sympathetic roof and wall finish and having a separate curtilage.	To safeguard the residential amenity of the area.

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

Dated this 31st day of March 1981.