

CORPORATION OF DUBLIN

PLAN NO. 1274/80 (2256/75)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE 1274/80 TA 2463	
1. LOCATION	"The Laurels", Butterfield Ave., D. 14.		O.S. NO. S-3391-3	GRID REF. 1424-28
2. PROPOSED DEVELOPMENT	8 Blocks of flats.		PREPARED BY: C.	CHECKED BY: M.M.
3. TYPE & DATE OF APPLICATION	TYPE C	APPLICATION DATE 2 APR 80	Date Further Particulars: (a) Requested, 1. 30.5.80 (b) Received 1. 26.8.80 2. 3.	
4. SUBMITTED BY	Name Mr. Arthur P. Hughes, Address 12 Fairfield Road, D. 9.			
5. APPLICANT	Name Messrs. Metal Refiners Ltd., Address Station Road, Clondalkin, Co. Dublin.			
6. DECISION	O.C.M. No. & DATE P3048. 24th October, 1980. Date NOTIFIED 24th October, 1980.		EFFECT TO REFUSE OUTLINE PERMISSION. (SEE OPPOSITE)	
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL	NOTIFICATION TO 18th November 1980 - CORPORATION		Decision OUTLINE PERMISSION GRANTED. (SEE OPPOSITE).	
9. APPLICATION SECTION 26 (3)	Date of 13th Oct., '81. application		Decision	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND
TREASURER'S RECEIPT NO.

P3048

24 OCT 1980

Decision Order No. Date 22.10.80
JC/GK

RECOMMENDATION:
I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1: Date 26.8.80
outline permission

TO REFUSE in respect of the Application received on 1274/80 1274/80
4

for reasons for the development proposed in Plan No. Reg. No.
Messrs. Metal Refiners Ltd., Station Road, Condalkin, Co. Dublin.

by Applicant of
Erect 2 blocks of flats at "The Laurels", Butterfield Ave., Dublin 14.

namely to:

Signed: Assistant Principal Officer. Date: 24/10

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,
outline permission

decide TO REFUSE
therefor under the Local Government (Planning and Development) Act, 1963 for the reasons stated below

REASONS

1. The visibility from the access road onto Butterfield Avenue is inadequate and would endanger public safety by reason of traffic hazard.
2. The design of the access road and the absence of footpaths would not provide for a satisfactory standard of development.
3. The proposal fails to provide for adequate private amenity in connection with open space the development. The proposed development would consequently result in serious injury to residential amenity.
4. The proposed three and four storey blocks situated in close proximity to the boundaries of the site would cause serious injury to residential and visual amenity.

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the City and County Manager dated day

of....., 19.....

AN BORD PLEANÁLA

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

Dublin County Borough

Planning Register Reference Number: 1274/80

APPEAL by Messrs. Metal Refiners Limited of Station Road, Clondalkin, Dublin against the decision made on the 24th day of October, 1980, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse to grant an outline permission for a development comprising the erection of 2 blocks of flats at "The Laurels", Butterfield Avenue, 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 conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions specified in the Second Schedule hereto are complied with it is considered that the proposed development would not be contrary to the proper planning and development of the area, or be otherwise injurious to its amenities.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The detailed plans to be submitted to the planning authority for approval shall provide for a floor area of approximately 850 sq. feet for each flat and shall include the following:-</p> <p>(a) The dimensions and height of the proposed flat blocks.</p> <p>(b) The number and dimensions of the proposed flats.</p> <p>(c) A tree survey of the proposed site indicating those trees which it is proposed to retain.</p> <p>(d) A revised layout of parking spaces to provide for increased open space.</p>	<p>1. In the interests of the proper planning and development of the area</p>

Contd./ ...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Before the development is commenced the developers shall lodge with the Dublin Corporation a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Corporation of footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Corporation to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the Planning Authority and the developers or failing such agreement shall be as determined by An Bord Pleanála.</p>	<p>2. To ensure the satisfactory completion of the development.</p>

Admiral Pringle

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

Dated this *13th* day of *October* 1981