

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE EA.1130	
1. LOCATION	Lane at rear of Butterfield Ave., / Washington Park, Adj. River Dodder,			
2. PROPOSAL	80 houses,			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	P	18th June 1980	1. 2.	1. 2.
4. SUBMITTED BY	Name M. Larkin & Assocs., Address Rosemount Shopping Centre, Rathfarnham,			
5. APPLICANT	Name Smith, Fox & Co., Address 59 Fitzwilliam Sq., Dublin 2.			
6. DECISION	O.C.M. No.	PA/1700/80	Notified	15th August 1980
	Date	15th August 1980	Effect	To refuse permission,
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	9th Sept.,	Decision	Permission refused by An Bord Pleanála,
	Type	1st Party,	Effect	25th May, 1981
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.				
16.				

Prepared by

Checked by

Grid Ref.

O.S. Sheet

Copy issued by Registrar.

Date

Co. Accts. Receipt No.

DUBLIN COUNTY COUNCIL

Phone 724755
Fax: 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION : ~~XXXXXXXXXXXX~~ APPROVAL

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

To;

Michael Larkin & Associates,

Register Reference No. TA 1130

Architects,

Planning Control No. 13719

Rosamount Shopping Centre,

Application Received 18/6/80

Rathfarnham, Dublin 14.

Additional Inf. Recd.

Smith Foy & Co.

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/ A/1700/80 dated 15/8/80 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXXXX~~

For proposed 80 dwelling houses at lands at rear of 33 Butterfield Ave. and Washington...
Park, adjoining River Dodder, Rathfarnham, for the following reasons:

1. The site lies within an area zoned in the Development Plan to provide for recreational open space and ancillary structures. The residential development proposed would contravene materially the above objective, would not be in accordance with the proper planning and development of the area, and would seriously injure the amenities of the area.
2. The proposed development would endanger public safety by reason of traffic hazard because of the generation of additional traffic turning movements to and from the site within the junction approach to Anne Devlin Road on this heavily trafficked Butterfield Avenue.
3. The proposed development for three storey houses, with inadequate and unsatisfactory rear garden depths and with unsatisfactory separation and excessive density in relation to existing residential properties, which consist generally of single and two storey dwelling units would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of property in the vicinity.
4. The plans submitted do not show road levels, gradients, drainage and ancillary services together with water supply and drainage proposals. Specific floor levels in relation to development works and services have not been submitted. Vertical sections clearly relating the proposed development to the existing river banks and existing topographical features, particularly adjoining the Washington Park boundary have not been submitted.

NOTE

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 15th August, 1980.

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 must 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, Block 8 & 7, Irish Life Centre, 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.