

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1221.															
1. LOCATION	Hynestown, Newcastle.																
2. PROPOSAL	Dwelling House.																
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;">OP</td> <td style="text-align: center;">1.7.1983.</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	OP	1.7.1983.	1.	1.			2.	2.
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		(a) Requested	(b) Received														
OP	1.7.1983.	1.	1.														
		2.	2.														
4. SUBMITTED BY	Name M.G. Fewer. Address 15, Glencoher Rd., Ballyboden, D/14																
5. APPLICANT	Name Mr. J. Tiernan. Address																
6. DECISION	O.C.M. No. PA/1993/83 Date 31st Aug., 1983	Notified 31st Aug., 1983 Effect Permission, To refuse o.															
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

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

Tel. 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-82

To Michael G. Fewer, Register Reference No. YA 1221
15 Glendoher Road, Planning Control No.
Ballyboden, Application Received 1/7/83
Dublin 14. Additional Information Received

Applicant J. Tiernan

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/1993/83 dated 31/8/83 decided to refuse:

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

For bungalow at Hynestown, Newcastle.

for the following reasons:

1. The site of the proposed development is located in an area zoned 'B' in the Development Plan - "to protect and provide for the development of agriculture". The proposed development would be in conflict with this objective and would militate against the preservation of the rural environment.
2. There are no public piped sewerage facilities available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development would constitute a further extension of ribbon development and would thereby be injurious to the amenities of the area and contrary to the Council's policy to limit random & rural developments.
5. The grant of outline permission for the erection of a bungalow on this site had a condition attached to it. This condition required the developer (P. Cassells) to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act 1963, providing for restricting the use of the proposed house to a person employed on his adjoining land. The proposed development would be at variance with this condition no. 3 of grant of outline permission, Reg. Ref. SA 408, PL6/5/45960.

Signed on behalf of the Dublin County Council
for *PRINCIPAL OFFICER*
Date 31st August, 1983.

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála 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 Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála 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 Pleanála in relation to an appeal. 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.

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: Y.A. 1220

APPEAL by Townparks Residents Association, care of 29, Townparks, Skerries, County Dublin against the decision made on the 18th day of November, 1983, by the Council of the County of Dublin, to grant subject to conditions a permission to Sean McConnell of 140, Howth Road, Dublin for housing development on a site at Balbriggan Road, Townparks, Skerries, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said housing development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The principle of housing development on the site has already been established and the Board sees no objection on planning grounds to the proposed development, provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.

Reason The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

2. Before the development is commenced, the developer shall lodge with the Dublin County Council 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 Council, of roads, footpaths, sewers, watermains, drains, public open spaces, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or party thereof for the satisfactory completion

SECOND SCHEDULE

Contd./ 2.

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 developer or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

3. Public lighting shall be provided in accordance with the planning authority's requirements for such a service.

Reason: To ensure that lighting of adequate standard is provided.

4. All public services for the proposed development, including electrical, communal television and telephone cables and equipment shall be located underground throughout the site.

Reason: In the interests of the visual amenities of the area.

5. The areas shown as public open spaces shall be reserved for use as such and shall be levelled, soiled, seeded and landscaped to the requirements of the planning authority and made available for use by residents on completion of their dwellings.

In the event of the planning authority agreeing to carry out the development works on the open spaces, the developer shall pay a sum of money to the planning authority to meet the cost of the works involved. The amount to be paid and arrangements for payment shall be as agreed between the said planning authority and the developer or, in default of agreement, shall be as determined by An Bord Pleanála.

Reason: In the interests of visual and residential amenity.

6. Water supply and drainage arrangements, including disposal of surface water, shall comply with the requirements of the planning authority.

Reason: In the interests of public health.

7. Screen walls, in block or other durable material, not less than 2 metres in height, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling shall be as required by the planning authority.

Reason: In the interests of privacy and visual amenity.

Contd./...

SECOND SCHEDULE

8. The reservation line for the distributor road north of the site shall be marked out on the ground in consultation with the planning authority before the development is commenced.

Reason To facilitate the planning authority's proposed road works in the area.

9. The reservation line for Balbriggan Road shall also be marked out on the ground in consultation with the planning authority before the development is commenced. Houses shall have a minimum setback of 30 feet from the reservation line and a footpath shall be constructed along it by the developer.

Reason: To facilitate the planning authority's proposed road works in the area.

10. The road and footpath improvements along the access to the school, as shown on the drawing number 4R lodged with the planning authority on 19th September, 1983, shall be carried out before development commences.

Reason: In the interests of road safety.

11. The developer shall construct the link road, shown as alternative 2 on the drawing number 3R lodged with the planning authority on 19th September, 1983, between the site and the proposed distributor road.

Reason: In the interests of traffic safety.

12. Vehicular access to the site from road number 3, Townparks, shall be discontinued when access from the new east-west distributor road which is proposed to be located to the north of the proposed development becomes available, unless permission for the retention of such access shall have been granted by the planning authority or by An Bord Pleanala on appeal.

Reason: In the interests of promoting orderly traffic movements through the Townparks development and to prevent access via the Townparks development from the new distributor road to the Dublin Road, if that should prove to be desirable.

13. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the cost of the distributor road and the improvement of Balbriggan Road. The amount to be paid and the time and method of payment shall be as agreed between the developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanala.

Reason: It is considered reasonable that the developer should contribute towards the cost of road improvements which will facilitate the proposed development.

SECOND SCHEDULE

14. All houses shall be set back a minimum of 25 feet from access roads.

Reason: In the interests of residential amenity and orderly development.

15. The four central planted areas adjacent to sites 24, 25, 50 and 52, and the areas designated for screen planting at the rear of sites 1 to 16 and 25 to 37, shall be reserved for use as public open space.

Reason: In the interests of visual and residential amenity.

16. A dwarf wall surmounted by a maintenance free unclimbable railing to a design agreed with the planning authority shall be erected along the boundary of the open space with the Balbriggan Road and the access road to the school. Walls 6 feet high, capped and rendered, shall be erected on the south boundary of this open space.

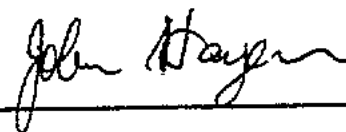
Reason In the interests of visual amenity and public safety.

17. The open ditch at the western boundary of the open space adjoining sites 37 and 38 shall be piped.

Reason: In the interests of public safety and orderly development.

18. No dumping of materials, topsoil, spoil, etc. or the location of hut compounds, etc. shall take place on the open space areas. A landscape plan with full works specification for the open spaces and screen planting areas shall be submitted to and agreed with the planning authority and shall be carried out as so agreed.

Reason: In the interests of visual and residential amenity.



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

Dated this 13th day of December 1984