

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA/992
1. LOCATION	Tallaght Hill Road, Brittas, Co. Dublin,	
2. PROPOSAL	Ret. of rebuilt dwelling and use of part of same for offices	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
		Date Further Particulars (a) Requested (b) Received
	P	11th May, 1983
	1.	8th July, 1983
	2.	17th Nov., 1983
4. SUBMITTED BY	Name Mr. Paul M. White, Address Pilmore, Youghal, Co. Cork,	
5. APPLICANT	Name James Mansfield, Address Mount Seskin, Brittas, Co. Dublin.	
6. DECISION	O.C.M. No. P/82/84	Notified 16th Jan., 1984
	Date 16th Jan., 1984	Effect To refuse permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 22nd Feb., 1984	Decision Permission granted by An Bord Pleanála
	Type 1st Party	Effect 11th Oct., 1984
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

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: Y.A. 992

APPEAL by J. Mansfield, of Mount Seskin, Brittas, County Dublin, against the decision made on the 16th day of January, 1984, by the Council of the County of Dublin to refuse permission for development described as the retention of a rebuilt dwelling and use of part of same for offices at Tallaght Hill Road, Brittas, 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 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is not considered that the proposal would be contrary to the proper planning and development of the area, provided the conditions set out in the Second Schedule are complied with.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The space between the building and the front boundary wall shall be laid out as a garden, of a minimum 50 feet by 30 feet size and parking space for two cars shall also be provided. The vehicle circulation area shall be surfaced with bitumen macadam.</p>	<p>1. In the interests of visual amenity and traffic safety.</p> <p style="text-align: center;">..</p> <p style="text-align: right;">Contd./....</p>

SECOND SCHEDULE (Contd)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. The water supply and surface water drainage shall comply with the requirements of the planning authority.</p> <p>3. The provision of septic tank drainage shall be in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems", issued by the Department of the Environment in November, 1980, and shall be located on land in the developer's ownership. The precise location of the septic tank drainage system shall be as agreed between the developer and the planning authority.</p>	<p>2 and 3. In the interest of public health.</p>

Eighan. J. Brangan

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

Dated this 11th day of October 1984

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 ~~1963-1983~~ 1963-1983

To **Mr. Paul M. White,** Register Reference No. **YA 992**
Pilmore, Planning Control No.
Youghal, Application Received **11/5/83**
Co. Cork. Additional Information Received **17/11/83**
Applicant **J. Mansfield**

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/82/84 dated **16/1/84** decided to refuse:

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

For **retention of re-built dwelling and use of part of same for offices at Tallaght Hill.**

Road, Brittas.
for the following reasons:

1. The retention of this development, which makes inadequate provision for rear garden space to Development Plan Standards, would not be in the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **16th January, 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.

YA.992

8th July, 1984.

Paul M. White,
Pilmore,
Youghal,
Co. Cork.

Re: Retention of re-built dwelling and use of part of same for
offices at Tallaght Hill Road, Brittas, for J. Mansfield.

Dear Sir,

With reference to your planning application received here on 11/5/'83 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Clarification of septic tank and water supply arrangements including details.
2. Specific evidence of soil suitability for the disposal of septic tank effluent. Details of septic tank design and percolation areas including any necessary reserve percolation areas.
3. Specific evidence to indicate compliance with County Council distance requirements regarding the location of septic tank and percolation areas vis-avis existing houses, septic tank and percolation areas and walls.
4. Clarification that the necessary rear garden depth to Development Plan standards is to be provided.
5. Clarification that the Development Plan in relation to off-street car parking and vehicular circulation areas can be complied with.
6. Clarification of the applicants specific need for this commercial development in an area zoned to protect and or improve high amenity areas.

Please make your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer