

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0008	
1. Location	'Commons', Newcastle, Co. Dublin.		
2. Development	Dwelling and septic tank.		
3. Date of Application	05/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Doolin, Address: 37 Coolkill, Sandyford,		
5. Applicant	Name: D McSorley, Address: 'Commons', Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0385 Date 02/03/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	24/03/98	Written Representations	
9. Appeal Decision	21/10/98	Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

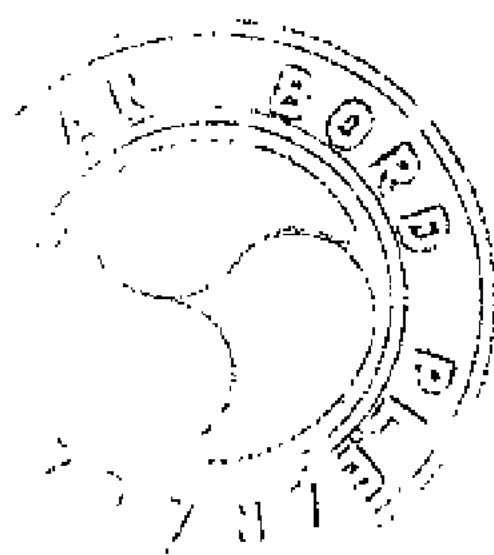
Planning Register Reference Number: S98A/0008

APPEAL by D. McSorley care of John Doolin of 37 Coolkill, Sandyford, County Dublin against the decision made on the 2nd day of March, 1998 by the Council of the County of South Dublin to refuse permission for the erection of a house and septic tank at Commons, Newcastle, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the erection of the said house and septic tank on the site outlined in red on the "site location 1:2500" portion of drawing number 90041/11 for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development is located in an area with the zoning objective "to protect and provide for the development of agriculture", as set out in the current development plan for the area. This objective is considered to be reasonable. It is considered that the proposed development would not come within the scope of the housing need criteria set out in the Development Plan. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would endanger public safety by reason of traffic hazard because visibility would be seriously restricted at the proposed access onto the public road in an easterly direction where a bend occurs on the road and because of restricted road frontage.
3. The drawings submitted with the application are deficient in that the site indicated on the site layout plan does not correspond to the site indicated on the site location map.



Leiris Chohan

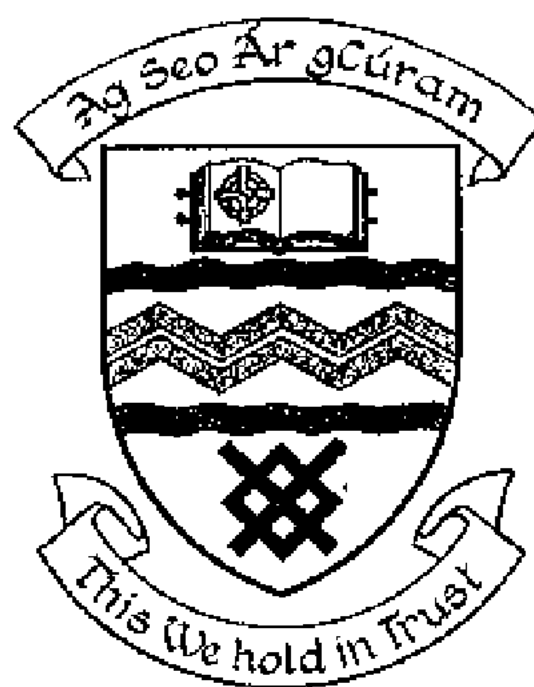
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *21st* day of *October* 1998.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0385	Date of Decision 02/03/98
Register Reference S98A/0008	Date 5th January 1998

Applicant D McSorley,
Development Dwelling and septic tank.
Location 'Commons', Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

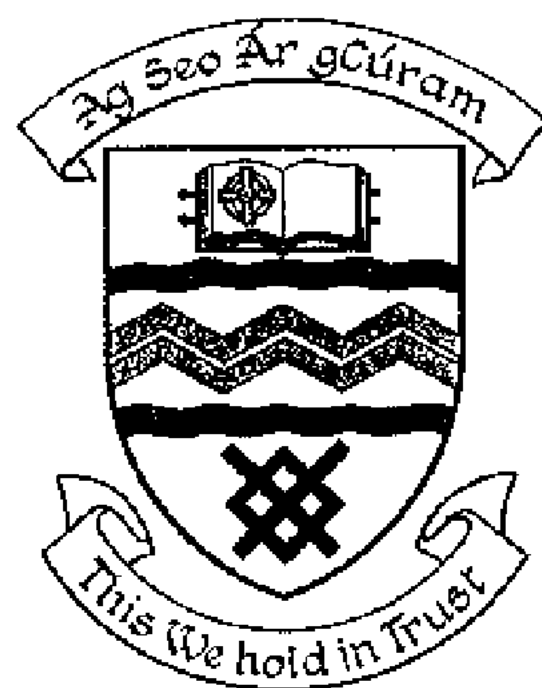
03/03/98

John Doolin,
37 Coolkill,
Sandyford,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0008



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Reasons

- 1 The proposed development would contravene materially a development objective indicated in the Dublin County Development Plan 1993 for the use solely or primarily of particular areas for particular purposes i.e. zoning objective B; to protect and provide for the development of agriculture.
- 2 The proposed development would endanger public safety by reason of traffic hazard due to insufficient vision:-
 - (i) at site access to the public road; and
 - (ii) by virtue of proximity of a bend in an easterly direction on adjoining public road.
- 3 The proposed development provides for a road frontage substantially less than the 60 metres required in accordance with para. 2.3.15 of the 1993 Dublin County Development Plan, and would therefore not be in accordance with the proper planning and development of the area.
- 4 The drawings submitted with the application are seriously deficient in that the site indicated on the block plan does not correspond to the site indicated on the site location map.