

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  YA.740
1. LOCATION	Ballydowd, Lucan		
2. PROPOSAL	Dormer bungalow		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested                      (b) Received
	P.	4.3.83	1. .... ..... 2. ....
4. SUBMITTED BY	Name            Mr. D. Ryan, Architect, Address        75 Bettyglen, Howth Road, Dublin 5		
5. APPLICANT	Name            Mr. J. Barrett, Address        Ballydowd, Lucan,		
6. DECISION	O.C.M. No.    PA/1017/83 Date            19th April, 1983	Notified       19th April, 1983 Effect         To refuse permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified       16th June, 1983 Type            1st Party	Decision      Permission refused by An Bord Pleanala Effect         24th Jan., 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

Planning Register Reference Number: Y.A. 740

APPEAL by James Barrett of Ballydowd, Lucan, County Dublin, against the decision made on the 19th day of April, 1983, by the Council of the County of Dublin to refuse permission for the erection of a dormer bungalow at Ballydowd, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the erection of the said dormer bungalow for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development, located immediately adjoining the recently constructed National Primary dual carriageway N4 where traffic volumes and traffic speeds are high, would endanger public safety by reason of traffic hazard because of the additional and conflicting traffic movements to and from the proposed site at a location where there are existing traffic conflicts.
2. There are no public sewerage facilities available to serve the proposed development which would be premature by reference to the existing deficiency in the provision of such services in the area and the period within which such deficiency may reasonably be expected to be made good.
3. No evidence has been submitted to indicate that the site is suitable for septic tank drainage.
4. It is contrary to the policy of the planning authority to permit development on the basis of septic tank drainage in an area zoned for residential development and where public sewerage facilities are likely to become available within a reasonable time.
5. The proposed bungalow is within the 30 metres building line for the National Primary Route.
6. It is the opinion of the planning authority that any development of these lands should be incorporated with the Ballydowd Action Plan.

*J. Molloy*

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

Dated this 24<sup>th</sup> day of January 1984.

# DUBLIN COUNTY COUNCIL

Phone 724755  
Ext 262/264

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~DECLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

To;

..... **D. Ryan,** ..... Register Reference No... **YA 740** .....

..... **75 Bettyglan,** ..... Planning Control No. ....

..... **North Road,** ..... Application Received... **4/3/83** .....

..... **Dublin 5.** ..... Additional Inf. Recd. ....

APPLICANT .. **James Barrett.** .....

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, PA/1017/83..... dated .....19/4/83..... decide to refuse:

~~DECLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For.. **corner bungalow at Ballydowd, Lucan.** .....

for the following reasons:

1. The proposed development would endanger public safety by reason of a traffic hazard in that it would generate additional traffic turning movements on the heavily trafficked N4 which would interfere with the safety and free flow of traffic on the road. This situation is exacerbated by the location of the proposed access to the development which is located circa 12m. to the east of the proposed break in the median of the new road to serve the Hermitage Golf Club. East bound traffic could use this break in the median to gain a short cut access to the site; thereby also creating a traffic hazard.
2. There are no public piped sewerage facilities available to serve the proposal.
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 a deficiency may reasonably be made good.
4. The proposal for septic tank drainage is unacceptable to the Supervising Health Inspector because (a) the design of the septic tank does not conform with I.I.R.S. Recommendations BR6 of 1975 and (b) no evidence has been submitted to indicate that the site is suitable for septic tank drainage.
5. It is contrary to Council policy to permit development on the basis of septic tank drainage in an area zoned for residential development and where services are not likely to become available within a reasonable time.
6. The proposed bungalow is within the 30m. building for the National Primary Route.
7. It is the ~~spit~~ <sup>strong</sup> opinion of the Planning Authority that any development of these lands <sup>should</sup> be incorporated with the Ballydowd Action Plan.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date..... **19th April, 1983.** .....

NOTE: An appeal against the decision may be made to An Bord Pleanala 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 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, Dublin 1, and ~~accompanied by a deposit of £10.~~ 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.