

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0185	
1. Location	Highdown Hill, Newcastle, Co. Dublin.		
2. Development	Bungalow and bio-cycle treatment system.		
3. Date of Application	02/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/05/97 2.	1. 06/05/97 2.
4. Submitted by	Name: Eoin Burkett, Address: Highdown Hill, Newcastle, Co. Dublin.		
5. Applicant	Name: Eoin Burkett, Address: Highdown Hill, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1320 Date 03/07/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	23/07/97	Written Representations	
9. Appeal Decision	24/11/97	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 1993

County South Dublin

Planning Register Reference Number: S97A/0185

APPEAL by Eoin Burkett of Highdown Hill, Newcastle, County Dublin against the decision made on the 3rd day of July, 1997 by the Council of the County of South Dublin to refuse permission for the erection of a bungalow and biocycle treatment system at Highdown Hill, Newcastle, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the erection of the said house and biocycle treatment system for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area zoned "to protect and provide for the development of agriculture", in the current development plan for the area. This zoning is considered to be reasonable. The applicant has indicated a land holding of some 2.5 acres which contains two houses, the applicant's existing home and the home of his parents. To locate a third house on such a small holding would not be consistent with the agricultural zoning or the proper planning and development of the area. It is considered, therefore, that the proposed development would contravene materially the stated zoning objective.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because the development would generate additional traffic movements on a substandard cul-de-sac lane, the junction of which with the Newcastle-Athgoe Road has restricted visibility.



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

Dated this 20th day of November 1997.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1320	Date of Decision 03/07/97
Register Reference S97A/0185	Date 2nd April 1997

Applicant Eoin Burkett,
Development Bungalow and bio-cycle treatment system.
Location Highdown Hill, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/05/97 /06/05/97

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....NB..... 03/07/97
for **SENIOR ADMINISTRATIVE OFFICER**

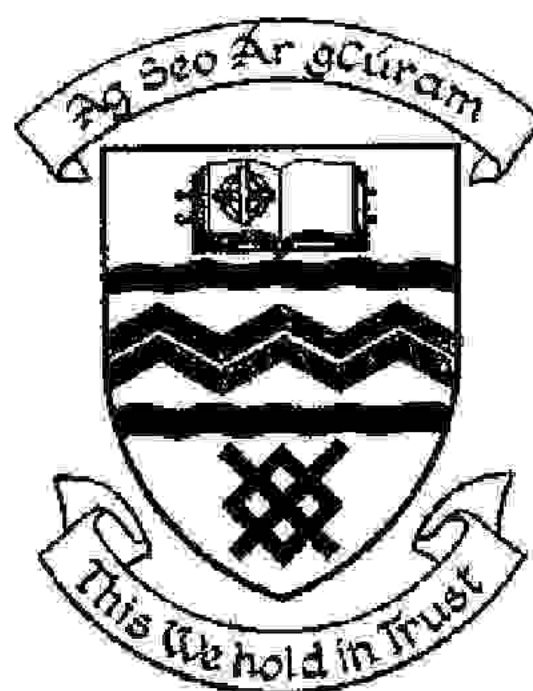
Eoin Burkett,
Highdown Hill,
Newcastle,
Co. Dublin.

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Reasons

- 1 The site is located in an area zoned "to protect and provide for the development of agriculture", in the 1993 Development Plan. The applicant has indicated a land holding of some 2.5 acres which contains 2 houses:- the applicants existing home and the home of his parents. To locate a 3rd house on such a small holding would not be consistent with the agricultural zoning or the proper planning and development of the area, and the proposed development would contravene materially the above zoning objective.

- 2 In relation to road frontage Section 3.3.15 of the Development Plan recommends a minimum road frontage of 60 metres. The proposed development would result in the two existing houses and the proposed house having a road frontage considerably less than the recommended minimum.

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0815	Date of Order 01/05/97
Register Reference S97A/0185	Date 2nd April 1997

Applicant Eoin Burkett,
Development Bungalow and bio-cycle treatment system.
Location Highdown Hill, Newcastle, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 21/4/97 has shown that a site notice was not erected in respect of your planing application. Before this application can be considered, you must erect a notice on the site or structure and submit the following to the Department:

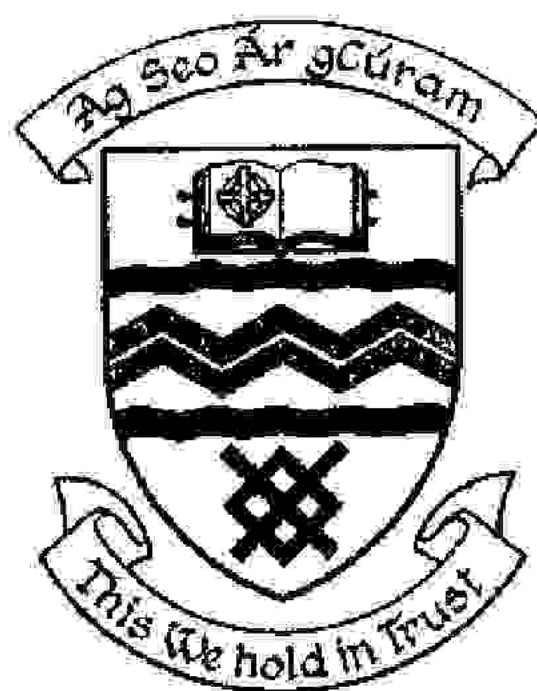
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permissin, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)

Eoin Burkett,
Highdown Hill,
Newcastle,
Co. Dublin.

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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

01/05/97