

# 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 <b>YA 254.</b>
1. LOCATION	Redgap, Rathcoole.	
2. PROPOSAL	2 Bungalows.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	Date Further Particulars	(a) Requested
	(b) Received	
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name <b>T. Colbert.</b> Address <b>216, Forest Hills, Rathcoole.</b>	
5. APPLICANT	Name <b>P. Maye.</b> Address <b>70, Beechwood Lawns, Rathcoole.</b>	
6. DECISION	O.C.M. No. <b>PA/745/83</b>	Notified <b>30th March, 1983</b>
	Date <b>30th March, 1983.</b>	Effect <b>To refuse permission,</b>
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified <b>28th April, 1983</b>	Decision <b>Permission refused by</b>
	Type <b>1st Party</b>	Effect <b>An Bord Pleanala 18th Jan., 1984</b>
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 .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: YA.254

APPEAL by P. Maye, of 70, Beechwood Lawns, Rathcoole, County Dublin, against the decision made on the 30th day of March, 1983, by the Council of the County of Dublin to refuse permission for the erection of two bungalows on a site at Redgap, Rathcoole, 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 two bungalows for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area zoned to provide for the further development of agriculture in the Development Plan. The residential development, proposed to be located in a rural area where there are no public piped water or sewerage services and where the existing road network, designed to serve rural needs, is inadequate, would contravene materially the Council's zoning objective, be seriously injurious to the amenities of the area and contrary to its proper planning and development.
2. The proposed development would endanger public safety by reason of traffic hazard because of the additional traffic movements which would be generated on a sub-standard and hazardous road network.
3. It has not been shown that the site is suitable for the satisfactory treatment and disposal of septic tank effluent.

*Michael Cooke*

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

Dated this 18<sup>th</sup> day of *January* 1984.

# DUBLIN COUNTY COUNCIL

Telephone 724755  
Ext.: 262/264

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

## NOTIFICATION OF A DECISION TO REFUSE:

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

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

To;

T. Colbert,  
.....  
216 Forest Hills,  
.....  
Rathcoole,  
.....  
Co. Dublin.  
.....

Register Reference No. .... **YA 254** .....

Planning Control No. ....

Application Received. .... **16.2.83** .....

Additional Inf. Recd. ....

APPLICANT **P. Maye**

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/745/83, dated 30th March, 1983, decide to refuse:

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

For... **proposed 2 bungalows at Redgap, Rathcoole** .....

for the following reasons:

1. The proposed development for two dwellinghouses would contravene materially the grant of outline permission, on appeal, for one single storey house on this site by the Minister for Local Government, by order dated 10.3.77 (K 1339 - PL6/5/35613) and would not be in accordance with the proper planning and development of the area.
2. The site is located in an area zoned "to provide for the further development of agriculture" in the Development Plan. The residential development proposed in a rural area where public piped water or sewerage services are not available and where the existing road network, designed to serve rural needs is inadequate would contravene materially the above objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
3. The proposed development served by a sub-standard and hazardous road network would endanger public safety by reason of traffic hazard because of the generation of additional traffic turning movements on this inadequate road network.
4. Submitted plans indicated that the proposals for septic tank drainage on this restricted site do not comply with the requirements of the Eastern Health Board in relation to septic tank provision.

Signed on behalf of the Dublin County Council .....

for PRINCIPAL OFFICER

Date **30th March, 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.