

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0440	
1. Location	Castlebaggot, Newcastle, Co. Dublin.		
2. Development	Dormer bungalow, detached garage with staff accommodation over, biocycle foul treatment system and new splayed vehicular entrance.		
3. Date of Application	11/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/09/2001 2.	1. 2.
4. Submitted by	Name: c/o Paul D. Griffin, Address: DIP. ARCH., M.R.I.A.I. DPM., 8 Rostrevor Terrace, Orwell Road,		
5. Applicant	Name: Donal & Miriam Griffin, Address: Castlebaggot, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2874 Date 07/09/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2874	Date of Decision 07/09/2001
Register Reference S01A/0440	Date: 11/07/01

Applicant Donal & Miriam Griffin,
Development Dormer bungalow, detached garage with staff accommodation
 over, biocycle foul treatment system and new splayed
 vehicular entrance.

Location Castlebaggot, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/07/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

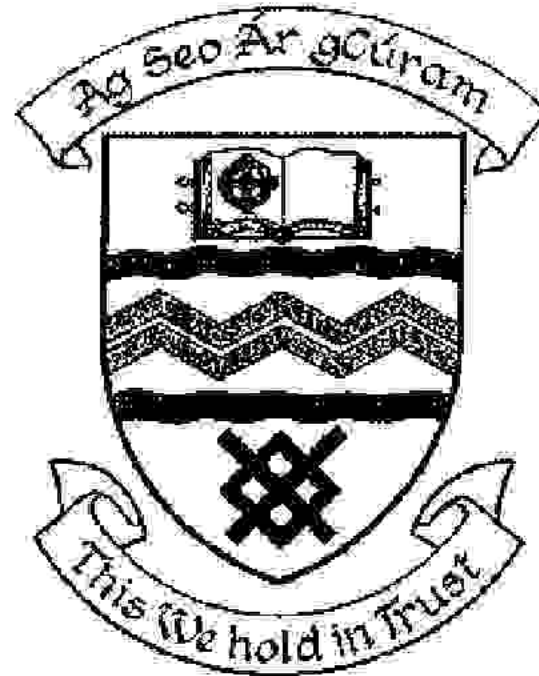
- 1 In relation to the family landholding, the applicant is requested to submit details concerning the following:
 - (a) In relation to the map submitted with the application, which indicates land in blue, confirm that this is the full extent of family lands in the area, or alternatively submit a Land Registry map indicating the full landholding.
 - (b) Please state the extent of the family landholding.
- 2 The Planning Authority is aware that the outbuildings and a substantial portion of the family lands are the subject of a current Enforcement action in relation to alleged unauthorised industrial usage. The applicant is requested to submit a plan of the original farm buildings and open storage areas indicating the current use of each structure/storage area. The applicants' future intentions regarding this alleged unauthorised use are to be stated. In

c/o Paul D. Griffin,
DIP. ARCH., M.R.I.A.I. DPM.,
8 Rostrevor Terrace,
Orwell Road,
Rathgar,

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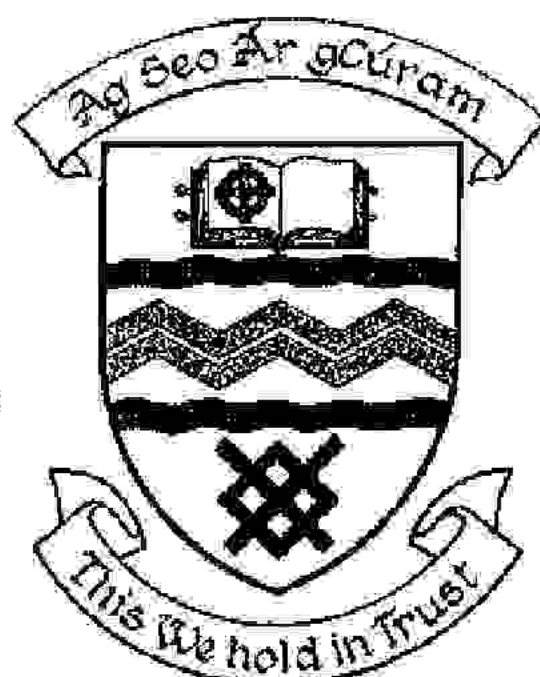
addition, the applicant shall indicate the extent of any agricultural use taking place within the landholding, to include identification of structures in use for agricultural purposes.

- 3 The applicant is requested to give details of the planning history (i.e. previous planning application dates and reference numbers) on the full landholding.
- 4 The applicant shall provide full details of all employment in which they are involved, and in relation to the applicants' daughter's family, for whom the existing house is intended.
- 5 The applicant shall clarify the need for a separate flat to accommodate staff. In particular, the applicant shall indicate the nature of the business carried out on the landholding, the number of employees involved, and the reasons why staff may need to be accommodated overnight. The applicants shall note that the Planning Authority may not be well disposed to granting permission for staff accommodation in relation to an unauthorised and non-conforming use.
- 6
 - (a) The applicant shall submit any revised proposals they may have to satisfy the requirements of the Roads Department in relation to the relocation of the proposed access point. It is suggested that the roads access be relocated northwards in order to provide 3m x 90m vision splays in both directions of the entrance. This will involve removal of all of the front boundary hedging on the proposed site frontage plus part of front boundary hedging on land immediately north of the site, and the setting back of the new front boundary fencing along the line required to provide visibility. The setting back of the boundary necessitates work outside the site boundary outlined in red, although it appears that this land is within the control of the applicant.
 - (b) The applicant shall note that Section 3.4.22 of the County Development Plan, in relation to dwellings in rural areas, requires that road frontage should generally be at least 60 metres so as to preserve

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the rural quality of the area. The applicant is requested to submit any revisions to the proposal to satisfy this requirement.

- 7 Notwithstanding the concerns raised under question no. 6 above, the applicant is requested to consider revising the proposed siting of the garage/flat so that it is well setback from the main road in the interest of preserving the rural qualities of the area. In this regard, the applicant shall note that Section 3.4.22 of the Plan states that the building line should not be less than 20 metres from the public road.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

07/09/01