

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16397	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE S M. 2824
1. LOCATION	Tibradden, Co. Dublin		
2. PROPOSAL	Dower House		
3. TYPE & DATE OF APPLICATION	TYPE D.P.	Date Received 28th Oct. 1977	Date Further Particulars (a) Requested 1. 14/12/77 (b) Received 1. 2.
4. SUBMITTED BY	Name D. MacConville, Esq., Address 10 South Circular Road, Dublin 8.		
5. APPLICANT	Name M. Keogh, Esq., Address Tibardden, Co. Dublin		
6. DECISION	O.C.M. No. P/3513/78 Date 5/9/78		Notified 8th September 1978 Effect To refuse outline permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type		Decision Effect
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.			
16.			
Prepared by		Copy issued byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

Telephone 712355
Ext: 143/145

PLANNING DEPARTMENT
46/49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION : ~~PERMISSION~~ : ~~PERMISSION~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To: Mr. Michael Keogh,
D. McConville, Architect,
Oakfield House, Tibbradden,
Oakfield Road, Rathfarnham,
Sligo, Dublin 14.
Register Reference No. M. 2824
Planning Control No. 16397
Application Received. 18/10/77
Additional Inf. Recd. 11/7/78
APPLICANT Mr. M. Keogh.

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/ 3513/78 dated 5th September, 1978, decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~PERMISSION~~

For proposed lower house at Tibbradden, Co. Dublin.

for the following reasons:

1. The site is located in an area zoned to preserve an area of high amenity open space in the Development Plan. The development proposed, in a form of ribbon development along Tibbradden Lane, would materially contravene the above objective, would be contrary to the proper planning and development of the area and would be seriously injurious to the amenities of the area.
2. The form of development proposed appears to be related more to non-agricultural development than to provision of housing for a person engaged primarily in agriculture in the area.
3. There is no public piped water supply or foul sewer available to serve the proposal.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped water and sewerage facilities and the period within which the deficiency may reasonably be expected to be made good.

N.B. The applicant is advised that consideration would be given to a proposal for a house located centrally on the applicant's lands at the end of Tibbradden Lane and in proximity to the existing farmhouse and buildings. The applicant is advised that such a proposal should include provision for the sterilizing of the entire frontage of Tibbradden Lane, where it is within his holding, to a depth of 200' either side of the lane.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date. 8th September, 1978.

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, Holbrook House, Holles Street, Dublin 2 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.

FUTURE PRINT

P/4682/77
14/12/77

M. 2824.

P.C. 16397

20th December 1977.

D. MacConville, Esq.,
10 South Circular Road,
Dublin 8.

Re: Proposed dower House at Tibbradden, Co. Dublin
for M. Keogh.

A Chers,

With reference to your planning application received here on the 28th October 1977 in connection with the above, I wish to inform you that before your application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate:

1. The applicant is requested to submit details of the proposed water supply and drainage arrangements including the proposed location of the well and septic tank and specific evidence of the suitability of the soil for septic tank drainage and of the suitability of the water supply. The applicant is advised to consult with the Health Inspector for the area before submitting this information.
2. The applicant is requested to clarify the position regarding the ownership of the two existing houses adjoining the proposed "dower" house for which there were decisions to grant permission by orders Nos: P/1170/74 dated 26/4/74 (F.2505) and P/4013/74 dated 11/12/74 (G.1429) and which were stated to be for members of the applicant's family.
3. The applicant is requested to indicate the area of land which it is proposed to sterilize from further non-agricultural development.

N.B. Please mark your reply "ADDITIONAL INFORMATION" and quote the Register Ref. No. given above.

Hise, is meas,


for. Senior Administrative Officer.