

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.17349/10909	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE M. 2766 <b>S</b>								
1. LOCATION	Crockshane, Rathcoole, Co.Dublin										
2. PROPOSAL	15 Detached Houses										
3. TYPE & DATE OF APPLICATION	TYPE D.P.	Date Received 24th Oct. 1977	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1. ....</td> <td>1. ....</td> </tr> <tr> <td>2. ....</td> <td>2. ....</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. ....	1. ....	2. ....	2. ....
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(a) Requested	(b) Received										
1. ....	1. ....										
2. ....	2. ....										
4. SUBMITTED BY	Name P. N. Shaffrey and Partners, Address 18 Dartmouth Square, Leeson Park, Dublin 6.										
5. APPLICANT	Name W. F. Bower Trust Co., Address 15 Percy Place, Dublin 4.										
6. DECISION	O.C.M. No. P/4462/77 Date 14/12/77		Notified 20th December, 1977 Effect Outline Permission Refused								
7. GRANT	O.C.M. No. Date		Notified Effect								
8. APPEAL	Notified 17th Jan. 1978 Type 1st Party		Decision 7th July, 1978 Effect Outline Permission Refused by An Bord Pleanala								
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 by .....Registrar.									
Checked by .....		Date .....									
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....									

DUBLIN COUNTY COUNCIL

TELEPHONE: 742951 (EXT. 143 and 145)

Planning Department,  
46-49 Dame Street,  
Dublin 2.

NOTIFICATION OF A DECISION REFUSING:  
~~OUTLINE PERMISSION~~ ~~PERMISSION~~ ~~APPROVAL~~  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: Philip W. Shaffrey & Partners,  
18 Dartmouth Square,  
Leeson Park,  
Dublin 6.

Register Reference No. **M. 2766.**

Planning Control No. **17349/10909**

Application received **24/10/77**

APPLICANT: **W.F. Bower Trust Co.**

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order **P/4462/77** dated **14th December 1977**

~~OUTLINE PERMISSION;~~ ~~PERMISSION;~~ ~~APPROVAL;~~  
for **Proposed 15 detached houses at Crookshane, Rathcoole, Co. Dublin.**

for the following reasons:

1. The site is located in an area zoned 'to provide for the further development of agriculture' in the Development Plan. The suburban type development proposed in a rural area where public piped sewerage is not available and where the existing road network, designed to serve rural needs, is inadequate, would contravene materially the above objective and would not be in accordance with the proper planning and development of the area and would seriously injure the amenity of the area.
2. Public piped sewerage facilities are not available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development served by an extremely sub-standard and hazardous road network would endanger public safety by reason of traffic hazard due to the generation of substantial additional traffic turning movements on this inadequate road network.

Signed on behalf of the Dublin County Council: *[Signature]*  
for Senior Administrative Officer  
Date: **20th December 1977.**

NOTE: An appeal against the decision may be made to the Minister 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 the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

PL 6/5/41102

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: M. 2766

APPEAL by W.F. Bower Trust Company of 15, Percy Place, Dublin, against the decision made on the 14th day of December, 1977, by the Council of the County of Dublin deciding to refuse to grant an outline permission for the erection of fifteen houses on two adjoining sites at Crockshane, Rathcoole.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, outline permission is hereby refused for the erection of the said fifteen houses for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is an objective of the planning authority, as expressed in the development plan, to reserve the area in which the site is located for the further development of agriculture. This objective is considered reasonable and the housing development proposed would be in conflict with it and would militate against the preservation of the rural environment.
2. The site is located in an area served by an extremely substandard road network and the additional traffic movements which would be generated by the proposed development on this inadequate road network would endanger public safety by reason of traffic hazard.

L. S.

M. J. McFADDEN

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

Dated this 7<sup>th</sup> day of July 1978.