

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference <b>P.C. 12796</b>	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE <b>M. 2148</b>
1. LOCATION	Castlewarden, Straffan <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Dwellinghouse		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	12th August, '77	1. _____ 2. _____
			1. _____ 2. _____
4. SUBMITTED BY	Name <b>J. Molloy, Esq.,</b> Address <b>1514 Boston, Straffan, Co. Kildare</b>		
5. APPLICANT	Name <b>M. O'Dwyer, Esq.,</b> Address <b>77 Booth Road, Clondalkin, Co. Dublin</b>		
6. DECISION	O.C.M. No. <b>P/3365/77</b> Date <b>16/9/77</b>		Notified <b>19th September, 1977</b> Effect <b>Permission Refused</b>
	O.C.M. No. Date		Notified Effect
7. GRANT			
8. APPEAL	Notified <b>10/10/77</b> Type <b>1st Party</b>		Decision <b>10th May, 1978</b> Effect <b>Permission Refused by An Bord Pleanala</b>
	Date of application		Decision Effect
9. APPLICATION SECTION 26 (3)			
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			
Prepared by _____ Checked by _____		Copy issued by _____ Registrar. Date _____ Co. Accts. Receipt No. _____	
Grid Ref.	O.S. Sheet		

DUBLIN COUNTY COUNCIL

TELEPHONE: 742951 (EXT. 143 and 145)

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

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

To: M. O'Dwyer,

77, Booth Road,

Clonsilla, Co. Dublin.

Register Reference No: M. 2148

12796

Planning Control No:.....

12/8/77

Application received.....

APPLICANT: Michael O'Dwyer.

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/3365/77~~ dated 16/9/77 refuse:

~~ROUTINE PERMISSION~~

PERMISSION;

~~APPROVAL~~

for Dwelling at Castlewarden, Straffan.

for the following reasons:

1. It is an objective of the Planning Authority as expressed in the Development Plan that the area in which the site is located be reserved "to provide for the further development of agriculture". Residential development as proposed would be incompatible with this zoning objective and would militate against the preservation of the rural environment.
2. Further ribbon development on this narrow county road would be most undesirable and lead to excessive demands for such services as road improvements, sanitary services, schools etc., in the general area.
3. The area of the site is inadequate, in size and shape, to provide satisfactorily for septic tank drainage. No evidence has been submitted as to the suitability of the soil to accept septic tank drainage and the septic tank is shown too close to site boundaries.
4. There is no sewer available to serve the proposed development.
5. 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.
6. No evidence has been submitted as to the applicants housing need in the area.

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

for Senior Administrative Officer

19th September, 1977.

Date:.....

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 6/5/40223

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: M.2148

pc 12796.

APPEAL by Michael O'Dwyer, of 77, Booth Road, Clondalkin, County Dublin against the decision made on the 16th day of September, 1977, by the Council of the County of Dublin deciding to refuse a permission for the erection of a house at Castlewarden, Straffan, County Dublin:

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

SCHEDULE

1. The site is located in an area for which it is an objective of the planning authority, as expressed in the County Development Plan, to provide for the further development of agriculture. This objective is considered reasonable and the proposed development would be in conflict with it.
2. It is considered that further ribbon development on this narrow road would be contrary to the proper planning and development of the area and lead to demands for the uneconomic provision of such services as roads improvements, sanitary services, schools, etc. in the general area.
3. The proposed development would be very obtrusive and injurious to the rural character of the area because the proposed site is in an exposed position at a much lower level than the main Naas road.

M. J. McFADDEN

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

Dated this 10th day of May, 1978.