

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

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

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

To:
Patrick Rogers,
Ballymun Cross,
Ballymun, Sentry, Dublin, 9.

Register Reference No: K.160.
Planning Control No: 7330
Application received: 29/1/76.

APPLICANT: Mr. P. Rodgers.

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/799/76 dated 22nd March, 1976, decide to refuse:

OUTLINE PERMISSION; ~~PERMISSION;~~ ~~APPROVAL;~~

for Proposed dwellinghouse at Ballymun Cross, Ballymun.

for the following reasons:

1. The site of the proposed development is located in an area for which the County Council Development Plan zoning objective is "to preserve open space amenity". The proposed development would be contrary to the proper planning and development of the area as it would be in conflict with this objective.
2. The proposed development is not acceptable as the site is too small to allow two dwellings to be satisfactorily drained by means of a septic tank.
3. There are no public piped sewerage facilities available to serve the proposed development.
4. 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.
5. Further frontal development on this road at this location is undesirable because the creation of a further access so close to the junction could create a traffic hazard and may prejudice a further improvement to the junction.

Signed on behalf of the Dublin County Council:

Date: 24th March, 1976.

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 When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.