

COMHAIRLE CHONTAE ÁTHA CLIATH

P.C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 90B/718
1. LOCATION	Killakee Road, Rathfarnham, Co. Dublin.		
2. PROPOSAL	extend existing dwelling at rere		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
	P/BBL	24 May 1990	(a) Requested (b) Received
			1. 2.
4. SUBMITTED BY	Name S. McCall & Associates Address 25 Highland Grove, The Park, Dublin 18.		
5. APPLICANT	Name Noel Byrne Address 2 Woodtown, Killakee Rd, Dublin 16.		
6. DECISION	O.C.M. No. P/32332/90		Notified 20/7/90
	Date 20/7/90		Effect to refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified		Decision
	Type		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.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

XXXXXXXXXXXXXXXXXXXX OUTLINE PERMISSION: PERMISSION: APPROVAL XXXXXXXX
 LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To	S. McCall & Assocs.,	Register Reference No.	90B/718
	25 Highland Grove,	Planning Control No.	
	"The Park",	Application Received	24.5.90
	Dublin 18.	Additional Information Received	
Applicant	Noel Byrne.		

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/ P/3232/90, dated, 20.7.90, decided to refuse:

~~XXXXXXXXXXXX~~ OUTLINE PERMISSION ~~XXXXXXXXXXXX~~ PERMISSION ~~XXXXXXXXXXXX~~ APPROVAL ~~XXXXXXXXXXXX~~

For.....to extend existing dwelling at rear of Killakee Road, Bathfarnham.....

for the following reasons:

1. The proposed extension is not linked internally to the existing dwelling, the proposal is, therefore, a separate dwelling unit. The proposal is contrary to the proper planning and development of the area as it does not comply with Development Plan Standards in relation to open space around dwellings—the existing cottage would have no private open space to the rear.
2. The newspaper notice and the description in the application form for the proposed development are inaccurate in that the proposal is for the construction of a separate dwelling unit.
3. Full details of proposals to drain the existing and proposed dwellings to the existing septic tank have not been shown.
4. The proposed unit does not have a separate septic tank and percolation area from that serving the existing cottage. Serving two units from one septic tank would be prejudicial to public health.

Over 400,000

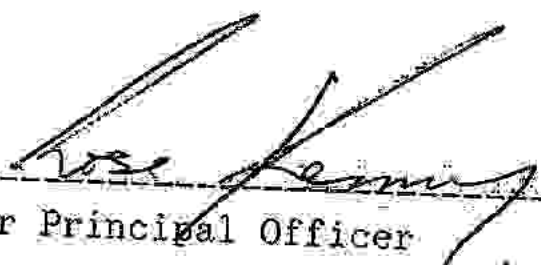
Signed on behalf of the Dublin County Council *Paul Henry*
for PRINCIPAL OFFICER

Date 20 July 1990

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

5. The application does not comply with the requirements of Article 20 of the Local Government (Planning and Development) Regulations 1977 in that it does not clearly show the relationship of the proposed development to adjoining structures (including septic tanks and percolation ares) and site boundaries.
6. The site is located in an area zoned in the County Development Plan "to protect and provide for the development of agriculture". The proposed development would materially contravene that objective and so be contrary to the proper planning and development of the area.


for Principal Officer