

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1369.
1. LOCATION	Annville, Lower Road, Astagob. <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Dwelling.		
3. TYPE & DATE OF APPLICATION	TYPE  OP	Date Received  15th July, 1982.	Date Further Particulars
			(a) Requested 1. 14th Sept., 1982 2. ....
			(b) Received 1. 4th March, 1983 2. ....
4. SUBMITTED BY	Name MR. J.G. EUSTACE. Address Glenshee Lower Road, Strawberry Beds, D.20.		
5. APPLICANT	Name MR. J. HIGGINS. Address Annville, Lower Road Strawberry Bedx.		
6. DECISION	O.C.M. No. PA/1095/83	Notified 21st April, 1983	
	Date 21st April, 1983	Effect To refuse o. permission	
7. GRANT	O.C.M. No.	Notified	
	Date	Effect	
8. APPEAL	Notified 7th June, 1983	Decision 0. Permission granted by An Bord Pleanala	
	Type 1st Party	Effect 23rd May, 1984	
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.	Permission extended to 1/3/90 pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982		
15.			
Prepared by .....		Copy issued by ..... Registrar.	
Checked by .....		Date .....	
		Co. Accts. Receipt No .....	

REGISTERED

F

XA.1369

B. Levins,  
Architect,  
101, Anglesea Road,  
Donnybrook,  
Dublin 4.

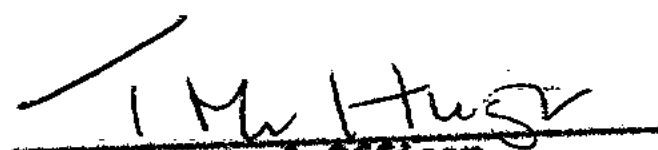
18th December, 1989.

RE: House on a site at Lower Road, Astagob, Strawberry Beds, for J. Higgins.  
Extension Ref. 4/82/E/369, Application Received 20/10/89

Dear Sir,

I refer to your application pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982, received on 20th October, 1989, to extend the period for which the above permission granted on 23rd May, 1984, has effect and wish to inform you that by Order P/5636/89, dated 18th December, 1989, Dublin County Council extended the period to 1st March, 1990.

Yours faithfully,

  
for Principal Officer.

## AN BORD PLEANÁLA

## LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

## County Dublin

Planning Register Reference Number: X.A. 1369

APPEAL by James Higgins of Annville, Lower Road, Strawberry Beds, Dublin against the decision made on the 21st day of April, 1983, by the Council of the County of Dublin to refuse an outline permission for the erection of a house on a site at Lower Road, Astagob, Strawberry Beds, Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the erection of the said house in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The Board considers that, having regard to the density of existing and permitted development in the area and provided the conditions set out in the Second Schedule hereto are complied with, the proposed development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2- Reasons for Conditions
1. The detailed plans and particulars to be submitted for approval shall, inter alia, provide for the house to be a single-storey building of traditional rural character, with external finishes, colours and details which will enable it to be satisfactorily assimilated into its surroundings.	1. In the interests of visual amenity.
2. If a connection to a public sewer is unavailable, approval shall be subject to the carrying out in advance of properly supervised and reported percolation tests in the vicinity of the proposed location of the septic tank. The tests shall be carried out by a chartered civil engineer or other person acceptable to the planning authority and the results of the tests together with the design and location of the septic tank and percolation area(s) shall be included in the application for approval.	2. and 3. In the interests of public health and to avoid a health hazard.

2.  
SECOND SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. Use of the septic tank method of drainage disposal shall be discontinued if and when a connection to a public sewer becomes available.</p> <p>4. Adequate provision shall be made in the application for approval for the disposal within the site of surface water which shall not in any case be allowed to flow from the proposed development on to the public road.</p> <p>5. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply (and piped sewerage facilities in the area, if connection is to be made to a public sewer). The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.</p> <p>6. Any caravan, temporary dwelling or incidental building or structure other than those permitted by the grant of approval for the proposed development shall be removed permanently from the site prior to the completion of the proposed development.</p>	<p>4. In the interests of public health and safety.</p> <p>5. It is considered reasonable that the developer should contribute towards the cost of providing services which will facilitate the proposed development.</p> <p>6. In the interests of visual amenity.</p>

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

Dated this 23<sup>rd</sup> day of May 1984.

# DUBLIN COUNTY COUNCIL

phone 724755  
: 262/264

PLANNING DEPARTMENT  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

## NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1982

To;

..... J.G. Enstace, ..... Register Reference No..... XA 1369.....  
..... Glenshee, ..... Planning Control No.....  
..... Lower Road, ..... Application Received..... 15/7/82.....  
..... Strawberry Beds, Dublin 20..... Additional Inf. Recd... 4/3/83.....  
APPLICANT .. J. Higgins.....

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, PA/1095/83..... dated ...21/4/83..... decide to refuse:

OUTLINE PERMISSION

~~XXXXXX~~

~~XXXXXX~~

For... dwelling at Lower Road, ~~existing~~ Astagob.....

for the following reasons:

1. It is the zoning objective of the Planning Authority as expressed in the 1983 Development Plan that the area in ~~which~~ which this site is located be reserved "to protect and improve a high amenity area". The proposed development would be incompatible with this objective and would be seriously injurious to the amenities of the area.
2. The proposed development would contravene materially conditions attached to an existing permission, i.e. conditions nos. 1 and 3 of Outline Permission granted by the Minister by Order Dated 22/8/68. These conditions required that only one house be erected on the site of 2.691 acres of which the present application forms part and that "on completion of the new house the existing house shall be demolished and the site cleared forthwith". In the present proposal the ~~site~~ site area has been reduced to 1.04 acres and it is proposed to retain the existing houses
3. There is no sewer 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 ~~the~~ which such deficiency may reasonably be expected to be made good.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date... 21st April, 1983.....

TE: An appeal against the decision may be made to An Bord Pleanála 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 Pleanála, Irish Life Centre, Dublin 1, and accompanied by a deposit of £10. 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.

FUTURE PRINT

XA 1369

14th September, 1982.

J. G. Eustace,  
Glenshee,  
Lower Road,  
Strawberry Beds,  
Dublin 20.

RE: Proposed dwelling at Lower Road, Astagob, for J. Higgins.

Dear Sir,

With reference to your planning application received here on 15th July, 1982, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts, 1963-1982, the following additional information to be submitted in quadruplicate:-

1. Outline permission was granted By Order of the Minister dated 22nd August, 1968, for a house on a site of 2.691 acres which included the currently proposed site. Condition no. 1, of that grant of outline permission required that only one house be erected on the site of 2.691 acres. In this regard applicant to submit a site location map to a scale of not less than 1:2500 indicating the whole 2.691 acres within the site boundary or indicate his ability and willingness to sterilize that part of the 2.691 acres, which is omitted from the currently proposed site.
2. Applicant to indicate his own residence and any adjoining structures on a site location map of not less than 1:2500.
3. Applicant to indicate his need for the additional dwelling.
4. With regard to the temporary dwelling (caravan) referred to in the application form received 15/7/82, and the letter received on 18/8/82, applicant to:-
  - i indicate the position of this caravan on the site location map and the point of connection to foul sewer (if any),
  - ii indicate his ability and willingness to ensure to the Planning Authority that this caravan will be removed from the site.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer.