

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1570
1. LOCATION	4 Mount Venus Road, Dublin 16.		
2. PROPOSAL	2 storey dwelling and septic tank		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
	P.	12 November 1986	1. 2.
4. SUBMITTED BY	Name Declan Ryan Address 16 Proby Square, Blackrock, Co. Dublin.		
5. APPLICANT	Name Mr Marshall Coard Address 3 Mount Venus Road, Dublin 16.		
6. DECISION	O.C.M. No.	P/70/87	Notified 8th Jan., 1987
	Date	8th Jan., 1987	Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	17/2/87	Decision Permission refused by
	Type	1st Party	Effect An Bord Pleanala. 8/5/87
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

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 86A/1570

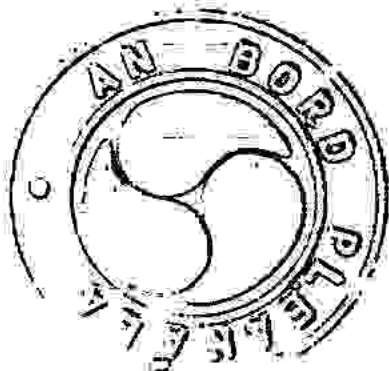
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APPEAL by Marshall Coard of 3, Mount Venus Road, Rathfarnham, County Dublin, against the decision made on the 8th day of January, 1987, by the Council of the County of Dublin to refuse permission for the erection of a two storey house and septic tank at 4, Mount Venus Road, Rathfarnham, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the erection of the said two storey house and septic tank for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area zoned in the development plan with the objective of providing for the further development of agriculture. This objective is considered reasonable and the proposed development would be in conflict with it and would militate against the preservation of the rural environment.
2. The proposed development would endanger public safety by reason of traffic hazard by reason of the additional vehicular turning movements generated on a substandard section of Mount Venue Road at a point where the maximum speed limit applies.



[Signature]

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

Dated this 8th day of May, 1987.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

tel. 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To: Mr. Declan Ryan, Register Reference No. 86A/1570.
16, Proby Square, Planning Control No.
Blackrock, Application Received 12/11/'86.
Co. Dublin. Additional Information Received

M. Coard

Applicant

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/ 70/87, dated 8/1/87 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed erection of two-storey dwelling and septic tank at 4, Mount Venus..
Road,
for the following reasons:

1. The site is located in an area zoned "to protect and provide for the development of agriculture" in the Development Plan. The proposed development, located in a rural area where sewerage services are not available and where the existing road network, designed to serve rural needs, is inadequate would contravene materially the above objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities 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 public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. Vehicular turning movements generated by the proposed development onto the substandard Mount Venus Road at this point would endanger traffic safety by reason of a traffic hazard.
5. The proposed house type due to its design and height on a relatively exposed site would be out of character with and seriously injurious to the amenities of the area.

Signed on behalf of the Dublin County Council

T. M. A.
for PRINCIPAL OFFICER

Date 8th. January, 1987

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. 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 Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanala 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 Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala 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 Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.