

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1314
1. LOCATION	Blackglen Road, Sandyford (at side of Lamb Doyle Public House)		
2. PROPOSAL	Single Dwelling		
3. TYPE & DATE OF APPLICATION	TYPE O.P.	Date Received 15.9.86	Date Further Particulars
			(a) Requested 1. 13th Nov., '86 2.
			(b) Received 1. 21/1/87 2.
4. SUBMITTED BY	Name Kevin J. Hamell & Associates, Address 146 Lower Drumcondra Road, Dublin 9		
5. APPLICANT	Name Bernard Dunne, Esq., Proprieter, Address Lamb Doyle Public House, Blackglen Road, Sandyford		
6. DECISION	O.C.M. No.	P/791/87	Notified 11/3/87
	Date	11/3/87	Effect To refuse a. permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	22/4/87	Decision Permission Granted by An Bord Pleanála
	Type	1st Party	Effect 26th June, 1987
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

R

Planning Register Reference Number: 86A/1314

APPEAL by Bernard Dunne care of Kevin J. Hamell & Associates of 146, Lower Drumcondra Road, Dublin, against the decision made on the 11th day of March 1987, by the Council of the County of Dublin to refuse an outline permission for the erection of a dwelling at Blackglan Road, Sandymount, County 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 said dwelling in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the zoning of the lands for low density housing development, the pattern of existing development in the immediate vicinity, and the availability of piped sewerage facilities, it is considered that the proposed development could be accommodated in a manner consistent with the proper planning and development of the area provided a safe vehicular access is created as required by the conditions set out in the Second Schedule hereto.

SECOND SCHEDULE

1. The detailed plans and particulars to be submitted to Dublin County Council for approval on foot of this outline permission shall provide, inter alia, for the following:-
 - (a) the proposed dwelling shall be of single-storey or dormer bungalow design and shall be sited so as to render it as unobtrusive as possible in the landscape.
 - (b) the site layout shall provide for a splayed vehicular entrance to the requirements of Dublin County Council.

Reason: In the interests of amenity and public safety.

SECOND SCHEDULE (CONTD.)

2. The water supply and drainage arrangements, including disposal of surface water, shall comply with the requirements of Dublin County Council for such services and works.

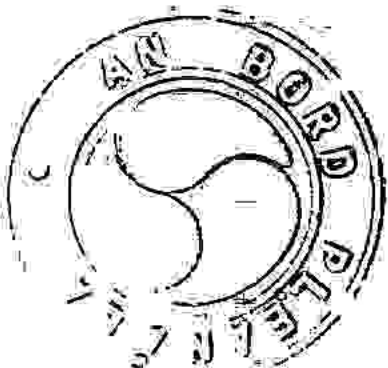
Reason: In the interest of public health.

3. The existing trees and shrubs on the site, particularly those on the property boundaries, shall be retained insofar as is practicable, having particular regard to the requirements of condition number 1(b).

Reason: In the interest of amenity.

4. The developer shall pay a sum of money to Dublin County Council as a contribution towards the provision of a public water supply in the area. The amount to be paid and arrangements for payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.



John Dwyer

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

Dated this 36th day of June 1987.

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION XXXX~~

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

To: Kevin J. Hamell & Assocs., Register Reference No. 86A/1314
146 Lr. Drumcondra Rd., Planning Control No.
Dublin 9 Application Received 15.9.86
Additional Information Received 21.1.87
Applicant Bernard Dunne Site Area: 0.5 acres

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/ 791/87, dated 11.3.87, decided to refuse:

OUTLINE PERMISSION

~~PERMISSION XXXX~~

~~APPROVAL~~

For Proposed single dwelling at Blackglen Road, Sandyford

for the following reasons:

1. The proposed development is considered unacceptable by virtue of the fact that access to the site is from Blackglen Road, which is considered narrow and substandard and turning movements generated by the proposal would endanger public safety by reason of a traffic hazard.
2. The proposed development is considered to be premature pending the construction of the Green Route.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER
Date 11th March 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.

Kevin J. Hamell & Assocs.,
146 Lower Drumcondra Road,
Dublin 9

86A/1314

13.11.86

RE/ Proposed Outline Permission for single dwelling at Blackglen Road,
Sandyford for Bernard Dunne

Dear Sir,

With reference to your Outline planning application, received here on 15.9.86 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Roads Engineer considers further frontage development onto the narrow substandard Blackglen Road before the Green Route is built to be unacceptable. Applicant to indicate his ability and willingness to provide an access to the site from the car park of Lamb Doyle Public House.

NOTE: Applicant is advised to consult with Roads Department (phone 727777) prior to resubmission.

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

Yours faithfully,



for Principal Officer.