

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE <b>86A/1161</b>
1. LOCATION	Cruagh, Rockbrook, Rathfarnham, Co. Dublin.		
2. PROPOSAL	Bungalow and septic tank		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested                      (b) Received
			1. 21st Oct., '86                      1. 21/1/87
	OP	6th Aug., 1986	2.                      2.
4. SUBMITTED BY	Name S. McCall & Assocs. Archs., Address 175, Lower Kimmage Road, Dublin 6.		
5. APPLICANT	Name Mr. Mark Casey, Address Cruagh, Rockbrook, Rathfarnham, Co. Dublin.		
6. DECISION	O.C.M. No. P.834/87	Notified 19/3/87	
	Date 19/3/87	Effect To grant o. permission	
7. GRANT	O.C.M. No.	Notified	
	Date	Effect	
8. APPEAL	Notified 10/4/87	Decision Permission Granted by An Bord Pleanala	
	Type 3rd Party	Effect 11/9/87	
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 .....

Copy issued by ..... Registrar.

Checked by .....

Date .....

Co. Accts. Receipt No. ....

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 86A/1161

APPEAL by An Taisce, care of Michael Beagon, of 86, Beaufort Downs, Dublin, against the decision made on the 19th day of March, 1987, by the Council of the County of Dublin to grant subject to conditions an outline permission for the erection of a house and septic tank at Cruagh, Rockbrook, Rathfarnham, County Dublin, to Mark Casey of Cruagh, Rockbrook, Rathfarnham, Dublin: 6

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 erection of the said house 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

As the site forms part of a family holding, in which the applicant is partially engaged, it is considered that the proposed development would be consistent with the proper planning and development of the area, provided the conditions in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. Before the development is commenced, the owner of the area of approximately 5 acres, forming the site of the current proposal, shall have entered into an agreement with Dublin County Council under Section 38 of the Local Government (Planning and Development) Act, 1963 to preserve the said area from any further housing development for so long as the area is zoned for agricultural development in the Development Plan.

Reason: The area is zoned for agricultural development in the Development Plan. This zoning is considered reasonable and these conditions are intended to support it. The proposed development is acceptable only because the proposed bungalow is to be occupied by a person partially engaged in agricultural employment.

Contd./...

SECOND SCHEDULE (CONTD.)

2. No trees, shrubs, bushes or embankments shall be removed from the boundaries of the field in which the proposed bungalow is to be constructed, and all new boundaries, including entrance boundaries, shall be of natural materials indigenous to the area.

Reason: In the interest of amenity.

3. The entrance gates shall be set back at least 4 metres from the carriageway of the main road and wing walls shall be splayed at an angle of 45°. The design of the entrance shall accurately and satisfactorily reflect the design considerations specified in condition number 2 above.

Reason: In the interests of public safety and visual amenity.

4. The house shall be single storied and of low profile with a roof pitch lying within the range of 17½-22°. A small scale appearance for the building shall be achieved by suitable architectural design and external treatment including limitations of roof spans and limitation of unbroken wall area. In particular, the overall height of the proposed house from existing ground level (on the lowest side) to roof ridge shall not exceed 5 metres and the finished internal floor level shall be 0.33 metres maximum above the existing site level (on the lowest side).

Reason: In the interest of visual amenity.

5. The colour of all external finishes to the proposed structure shall be neutral in tone and texture, and the use of either very bright or very strongly contrasting colours, shall be strictly excluded.

Reason: In the interest of visual amenity.

6. 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.

Contd./...

SECOND SCHEDULE (CONTD.)

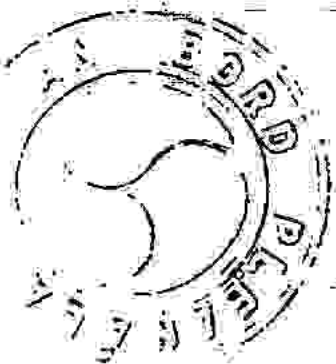
7. The developer shall pay a sum of money to Dublin County Council as a contribution towards the provision of a public water supply in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or,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

**Reason:** The provision of such a service 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 service.

*J. Hammar*

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

Dated this 11 day of September 1987.





# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## Notification of Decision to Grant Outline Permission

Local Government (Planning and Development) Acts, 1963-1983

To: **Mr. Charles Mulgraine, Arch.,**  
**St. Mochtas,**  
**Weavers Row,**  
**Clonsilla, Co. Dublin.**

Applicant

Decision Order  
Number and Date **P/83A/87, 19/3/87**

Register Reference No. **86A/116.1**

Planning Control No.

Application Received on **6/8/86**

Add. Inf. Rec.'d. **21/1/87**

**Mark Casey**

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 dated as above make a decision to grant Permission/Approval for:-

**Proposed bungalow and septic tank at Cruagh, Rockbrook, Rathfarnham.**

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun. The design of the proposed dwelling shall be in character with the surrounding rural area.	1. In the interest of the proper planning and development of the area.
2. That the house, when completed, be first occupied by the applicant and/or members of his immediate family.	2. In the interest of the proper planning and development of the area.
3. Before approval is sought an agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, shall be drawn up and entered into by the applicant with Dublin County Council sterilizing from further building development the applicants landholding of approx. 6 acres as shown outlined in red on the maps submitted with the application.	3. In order to preserve the rural character of the area.
4. Vehicular access arrangements shall be in accordance with the requirements of the Roads Department, Dublin County Council.	4. In the interest of traffic safety.

CONT/....

Signed on behalf of the Dublin County Council

For Principal Officer

Date. **19th. March, 1987.**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>4. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicants to the Dublin County Council towards the cost of provision of public services in the area of the proposed development; and which facilitate this development; this contribution to be paid before the commencement of development on the site.</p>	<p>5. In the interest of the proper planning and development of the area.</p>

**NOTE:**

If there is no appeal to An Bord Pleanala against this decision OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant OUTLINE PERMISSION after the withdrawal.

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. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

S. McCall & Assoc.,  
175, Lower Kinnage Road,  
Dublin 6.

86A/1161

2/10/'86

RE: Proposed bungalow and septic tank at Cruagh,  
Rockbrook for Mark Casey.

Dear Sirs,

With reference to your planning application received here on 6/8/'86,  
in connection with the above, I wish to inform you that:-

In accordance with Section 10(2a) of the Local Government (Planning and  
Development) Act, 1982, it is not proposed to determine this planning  
application as the correct prescribed fee in respect of this planning  
application has not been submitted to the Planning Authority.

Yours faithfully,

  
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for Principal Officer.

Mr. Mark F. Casey,  
Cruagh,  
Rockbrook,  
Rathfarnham,  
Co. Dublin.

86A/1161

21/10/86.

RE: Proposed outline permission for bungalow and septic tank at Cruagh, Rockbrook, Rathfarnham, for Mark Casey.

Dear Sir,

With reference to your planning application, received here on 6th August, 1986, (Correct Fee Paid on 6th October, 1986), 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. Further information is required which should provide for:-
  - A) The applicants specific proposal for providing adequate and safe access to the public road. These matters are to be the subject of consultation and agreement with the Roads Engineer.
  - B) Specific proposals for the provision of septic tank drainage including any necessary percolation areas,
  - C) Specific evidence that an adequate and potable water supply can be provided.

NOTE: The matters set out in (B) and (C) above are to be the subject of consultation and agreement with the Sanitary Services Department and Environmental Health Officers Department before the submission of any Additional Information.

Yours faithfully,

  
for Principal Officer.