

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1135
1. LOCATION	Bustyhill, Blackchurch, Rathcoole, Co. Dublin.		
2. PROPOSAL	Bungalow and septic tank		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
			(b) Received
			1. 2nd Oct., 1986
			1. 14th Oct., 1986
	P.	5 August 1986	
			2.
4. SUBMITTED BY	Name J. Fitzsimons Address John St. Kells, Co. Meath.		
5. APPLICANT	Name Barry G. Fallon Address Blackchurch, Rathcoole, Co. Dublin.		
6. DECISION	O.C.M. No. P/4554/86 Date 10th Dec., 1986		Notified 10th Dec., 1986 Effect To refuse permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 19th Jan., 1987 Type 1st Party		Decision Permission refused by An Bord Pleanala. Effect 24/4/87
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

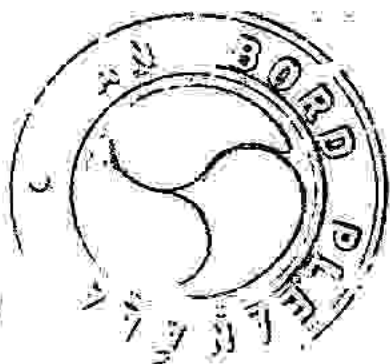
Planning Register Reference Number: 86A/1135


APPEAL by Barry G. Fallon of Bustyhill, Blackchurch, Rathcoole, County Dublin, against the decision made on the 10th day of December, 1986, by the Council of the County of Dublin to refuse permission for the erection of a bungalow and septic tank at Bustyhill, Blackchurch, Rathcoole, 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 bungalow and septic tank for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development is located in an area for which the County Development Plan zoning objective is "B" or "to protect and provide for the development of agriculture". This objective is considered to be reasonable and the proposed development would be in conflict with this objective and would militate against preservation of the rural environment.
2. Together with existing development the proposed development would contribute to an excessive concentration of housing in an unserviced rural area along a substandard minor road. The development would accordingly be contrary to the proper planning and development of the area.




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

Dated this 24th day of April

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: ~~APPROVAL~~

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

To: Mr. Barry G. Fallon, Register Reference No. 86A/1135
Blackchurch, Planning Control No.
Rathcoole, Application Received 5/8/'86
Co. Dublin, Additional Information Received 14/10/'86
Applicant Barry G. Fallon

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/4554/86, dated 10/12/'86 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed bungalow and septic tank at Bustyhill, Blackchurch, Rathcoole,
Co. Dublin.
for the following reasons:

1. The proposed development is located in an area for which the County Development Plan zoning objective is 'B' - "to protect and provide for the development of agriculture". The proposed development would be in conflict with this objective and militate against the preservation of the rural environment.
2. There are no public sewerage facilities available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development would endanger public safety by reason of traffic hazard by generating additional traffic turning movements on the substandard road serving the site.
5. The proposed development would endanger public safety by reason of a traffic hazard by generating additional turning movements on the heavily trafficked National Primary Route at a point where the maximum speed limit applies and where vehicle speeds are high.
6. The proposed development would constitute undesirable ribbon development and would thereby be injurious to the amenities of the area and be contrary to the policy of the Council to limit rural development.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 10th December, 1986.

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.

Mr. Barry G. Fallon,
Blackchurch,
Rathcoole,
Co. Dublin,

86A/1135

2/10/'86*

Re: Proposed bungalow and septic tank at Bustyhill, Blackchurch,
Rathcoole, Co. Dublin for Barry G. Fallon.

Dear Sir,

With reference to your planning application, received here on 5/8/'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. The site of the proposed development is located on a substandard country road adjacent to the Naas Daul Carriageway/National Primary Road in an area zoned 'B' "to protect and provide for the development of agriculture" in the Development Plan. The applicant is requested to clarify how the proposed development could be considered compatible with this zoning objective, having regard to the number of permissions already granted to the Fallon family in this area.
2. The applicant is requested to indicate the full extent of his landholding in the area, and whether he is prepared to enter into a Section 38 Agreement with the Planning Authority to restrict further piecemeal development along this substandard road.
3. Evidence of the suitability of the site for the disposal of septic tank effluent is required to be submitted.

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

Yours faithfully,



for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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BLOCK 2,
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Blackchurch,
Rathcoole,
Co. Dublin.

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Planning Control No.
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Form 'G'

FUTURE PRINT LTD.

7. The proposed drainage details do not comply with the requirements of the Supervising Environmental Health Officer.



FOR Principal Officer.

DATED: 10th December, 1986

Mr. Barry G. Fallon,
Blackchurch,
Rathcoole,
Co. Dublin.

86A/1135

2/10/'86

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1. The site of the proposed development is located on a substandard country road adjacent to the Nans Daul Carriageway/National Primary Road in an area zoned 'B' "to protect and provide for the development of agriculture" in the Development Plan. The applicant is requested to clarify how the proposed development could be considered compatible with this zoning objective, having regard to the number of permissions already granted to the Fallon family in this area.
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