

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/810
1. LOCATION	Cruagh, Rockbrook, Dublin 16.		
2. PROPOSAL	Dwelling & Septic Tank		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	4 June 1986	1. 31st July, 1986 2.
4. SUBMITTED BY	Name Kast Design Address 8 Landscape Gardens, Churchtown 14.		
5. APPLICANT	Name M. O Gorman Address Cruagh, Rockbrook, Rathfarnham, Co. Dublin.		
6. DECISION	O.C.M. No. P/1882/87		Notified 4th June, 1987
	Date 4th June, 1987		Effect To refuse permission.
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 7/7/87		Decision Permission refused by An Bord Pleanala
	Type 1st Party.		Effect 23/2/88
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

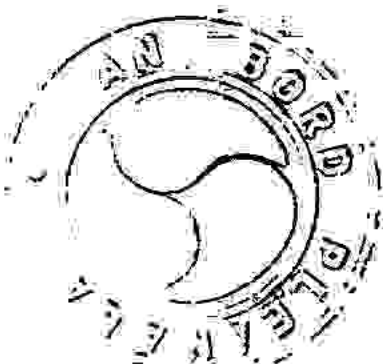
AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/810


APPEAL by Michael O'Gorman care of J.P. Hand, Architect of 8 Landscape Gardens, Churchtown, County Dublin against the decision made on the 4th day of June, 1987, by the Council of the County of Dublin to refuse permission for the erection of house and septic tank at Cruagh, Rockbrook, County Dublin:

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

SCHEDULE

1. The site is situated adjoining the 800 foot O.D. contour in the scenic foothills of the Dublin Mountains. This area is zoned for agricultural development in the Dublin County Development Plan, 1983, which zoning is considered to be reasonable. The proposed development would conflict with this objective and would consequently be contrary to the proper planning and development of the area and injurious to the amenities thereof.
2. The site is located in an area served by an extremely substandard road network and the generation of additional traffic turning movements by the proposed development on this road network would endanger public safety by reason of a traffic hazard.




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

Dated this 23rd day of February 1988.

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: ~~PERMISSION~~

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

To: **Paul Hand,** Register Reference No. **86A/810**
Kant Design Archt., Planning Control No.
8 Landscape Gardens, Application Received **4.6.86**
Churchtown, Dublin 14 Additional Information Received **7.4.87**
Applicant: **Mr & Mrs Michael O'Gorman** Floor Area: **1,600 sq.ft.**

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/ **1882/87** dated **4.6.87** decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~PERMISSION~~

For: **dwelling and septic tank at Cruagh, Rockbrook**

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 residential development proposed in a rural area where a public piped water supply or sewerage services are not available and where the existing road network, designed to serve rural areas, 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. There are no public piped sewerage facilities to serve the proposal.
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 made.
4. The proposed development would generate turning movements onto a substandard road network thereby endanger traffic safety by reason of a traffic hazard.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **4th June, 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.

M/S, Kast Design,
Landscape Gardens,
Dublin 14,

86A/810

31/7/'86

Re: Proposed dwelling and septic tank at Cruagh, Rockbrook,
for Mr. & Mrs. Michael O'Gorman.

Dear Sirs,

With reference to your planning application, received here on 4/6/'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. Further information is required which would provide for:
 - 1) Details of the applicants 40 acre landholding in this area and its relationship to the site now proposed for the development.
2. Clarification of the specific need for a dwelling house in this high amenity area.
3. Specific evidence of soil suitability for the disposal of septic tank effluent

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

Yours faithfully,

T. M. S.

for Principal Officer

M/S, Kast Design,
Landscape Gardens,
Dublin 14.

86A/810

31/7/'86

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Yours faithfully,


for Principal Officer.