

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/577
1. LOCATION	Slade, Saggart		
2. PROPOSAL	Bungalow		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Date Further Particulars (a) Requested 1. 26th June, 1986 Time ext. up to & incl., 14/11/86 2. </div> <div style="width: 45%;"> (b) Received 1. 8th Sept., 1986 2. </div> </div>
4. SUBMITTED BY	Name	Architectural Design Studio,	
	Address	74 Grove Park Ave., Dublin 11	
5. APPLICANT	Name	Patrick McDermott,	
	Address	The Slade, Saggart, Co. Dublin	
6. DECISION	O.C.M. No.	P/4261/86	Notified 13th Nov., '86
	Date	13th Nov., '86	Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	11th Dec., 1986	Decision Permission refused by Ar
	Type	3rd Party	Effect Bord Pleanala 27/3/87
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

B

6/5/72838

AN BORD PLEANALA

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

County Dublin


Planning Register Reference Number: 86A/577

APPEAL by Joseph Clooney, care of Fergal MacCabe, of 40, Fitzwilliam Place, Dublin, against the decision made on the 13th day of November, 1986, by the Council of the County of Dublin, to grant subject to conditions a permission for the erection of a house at The Slade, Saggart, County Dublin, to Patrick McDermott, care of T. Melody of Architectural Design Studio, of 74, Grove Park Avenue, Dublin:

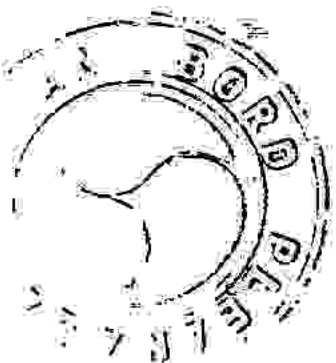
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for erection of the said house for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would constitute a further extension of ribbon development in an unserviced rural area served by a substandard road system and if permitted, would be contrary to the provisions of the Dublin County Development Plan, and to the proper planning and development of the area.
2. Having regard to the location of the existing E.S.B. lines and of the existing septic tank, relative to the location of the proposed house, it is considered that the proposed development would be seriously injurious to both the amenities of the proposed house and to those of neighbouring houses.


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

Dated this 27th day of March 1987.



DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approved

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

To **Architectural Design Studio,**
74, Grove Park Avenue,
Dublin 11.

Decision Order Number and Date **P/4261/86, 13/11/'86**

Register Reference No. **86A/577**

Planning Control No.

Applicant **Patrick McDermott**

Application Received on **1/3/'86**
Add. Inf. Rec'd. **8/9/'86**
Time Ext. up to & incl. **14/11/'86**
Floor area. **1,136 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 dated as above make a decision to grant Permission/Approval for:-

Proposed erection of a bungalow at The Slade, Saggart.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	4. In the interest of health.
4. That the requirements of the Roads Department be ascertained and strictly adhered to in the development.	4. In order to comply with the requirements of the Roads Department.
5. The proposed house shall be first occupied by the applicant and/or a member of his family.	5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **13th November, 1986.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority of Roads, Open Space, Car Parks, Sewers, Watermains or Drains has been given by:

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £ which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Space, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or/.....
- b. Lodgement with the Council of Cash sum of £ to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and-completion of such services to standard specifications.
Or/.....
- c. Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

NOTE: When development has been completed, the Council may pursue the bond to secure-completion of the works required to bring the estate up to the standard for taking-in-charge.

. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

NOTE:

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

Architectural Design Studio,
74, Grove Park Avenue,
Dublin 11.

86A/577

6/11/'86

Re: Proposed erection of a bungalow at The Slade,
Saggart for Patrick McDermott.

Dear Sirs,

With reference to your planning application received here on 1/5/'86, additional information received 8/9/'86, (letter for extension period received 5/11/'86), in connection with the above, I wish to inform you that:

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 14/11/'86.

Yours faithfully,



for Principal Officer.

Architectural Design Studios
74 Grove Park Avenue,
Dublin 11.

86A-577

26th June, 1986

RE: Proposed erection of a bungalow at The Slade, Saggart,
for Patrick McDermott.

Dear Sirs,

With reference to your planning application, received here on 1st May, 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. Details of the applicants family landholding in the area is to be submitted.
2. Clarification is required of the applicants specific need to reside in this area.
3. Clarification that the proposed percolation area can be relocated at least 150 feet (46 metres) from an existing septic tank at the rear of the adjoining house.

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

Yours faithfully,


For Principal Officer.

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