

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1494
1. LOCATION	Main Road, Newcastle S		
2. PROPOSAL	House		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
	P	20 November '85	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> (a) Requested 1. 16th Jan., 1986 2. </div> <div style="width: 45%;"> (b) Received 1. 23rd May, 1986 2. </div> </div>
4. SUBMITTED BY	Name Campbell Conroy Hickey Associates, Address 3, Upper Camden Street, Dublin 2		
5. APPLICANT	Name Kevin Murray, Address Newcastle Farm, Newcastle, Co. Dublin		
6. DECISION	O.C.M. No.	P/2631/86	Notified 21st July, 1986
	Date	21st July, 1986	Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	5th Aug., 1986	Decision Permission granted by An Bord Pleanála
	Type	1st Party	Effect 10th Nov., 1986
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

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Co. Accts. Receipt No

Registrar.

Mr. Robert Goff,
44 Meadow View Grove,
Hillcrest,
Lucan,
Co. Dublin.

14 October, 1987.

Re: Appeal by Kevin Murray of Newcastle Farm,
Newcastle, County Dublin, against the decision
of Dublin County Council to refuse permission
for the erection of a two-storey house on
lands at Newcastle, Co. Dublin.

Dear Sir,

The Board's attention has been drawn to the fact
that Dublin County Council's Planning Register
Reference Number given in the Board's order dated
10th November, 1986 in relation to the
above-mentioned proposal is incorrect.

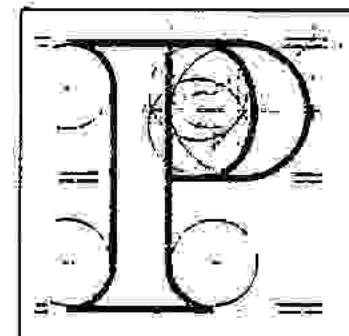
The number stated in the order is 86A/1494. This
number should read 85A/1494. From now on the
Board's order should be read in conjunction with
this letter.

Please note that the same inaccuracy appeared
earlier when the County Council made its decision
under order number P/2631/86 dated 21st July 1986.
This was the decision against which the appeal was
lodged and in fact the Board's use of an incorrect
Register Reference Number may have arisen as a
result of taking the number directly from the copy
of the County Council's decision held on the Board's
file.

Yours faithfully,

Chris Clarke
Chris Clarke
Executive Officer

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel 01 728011

AN BORD PLEANALA

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

County Dublin

QSA

Planning Register Reference Number: 86A/1494

APPEAL by Kevin Murray, of Newcastle Farm, Newcastle, County Dublin, against the decision made on the 21st day of July, 1986, by the Council of the County of Dublin, to refuse permission for the erection of a two-storey house on lands at Newcastle, 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 permission for 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the principal of residential development already established by a previous grant by An Bord Pleanála of outline permission (PL 6/5/46958 dated 3rd day of July, 1980), to the location of the site within the village of Newcastle and subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The house shall be located so as to avoid interference with water mains on the site.

Reason: To avoid damage to the water mains and to facilitate their future maintenance.

2. The developer shall pay a sum of money to the 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.

SECOND SCHEDULE (CONTD.)

3. The house shall be connected to a public sewer if one becomes available to serve it.

Reason: In the interests of public health.

4. The entrance shall be located beside the east boundary of the site and it shall be recessed at least 16 feet from the inside of the front boundary. The wing walls shall be splayed at an angle of 45 degrees and shall not exceed a height of 3 feet 6 inches. The existing front boundary shall also be reduced to and maintained at a height not exceeding 3 feet 6 inches in height. An area of length 25 feet west of the entrance and between the front boundary and the carriageway shall be excavated, filled and surfaced with a durable material to the satisfaction of the planning authority.

Reason: In the interest of traffic safety and to cater for off carriageway parking

5. In the event of further development taking place on the east side of the site, a service road shall be provided to cater for the proposed development. The direct access to the carriageway from the proposed development shall be closed at that point in time.

Reason: To avoid a multiplicity of access points and in the interest of traffic safety and the proper planning and development of the area.

6. The septic tank and percolation areas shall be constructed and located in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems" issued by the Department of the Environment in November, 1980.

Reason: In the interest of public health.



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

Dated this *10th* day of *November* 1986.

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 Campbell Conroy Hickey Assoc., Register Reference No. 85A/1494
..... 3, Upper Camden St., Planning Control No.
..... Dublin 2 Application Received 20/11/'85
..... Additional Information Received 23/5/'86
Applicant K. Murray

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/ 2631/86 dated 21/7/'86 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed erection of a two-storey private residence at Newcastle, Co. Dublin.

for the following reasons:

1. Access to the site is located 65m. from a severe bend in road and junction. 90 metre vision splays cannot be achieved. The proposed development would create additional turning movements at this location and would endanger public safety by reason of a traffic hazard.

2. Applicant has made no provision for the construction of a service road in accordance with Condition 5 of An Bord Pleanala's decision to serve the long term development of the area Reg. Ref. SA.1041. The proposal would thus materially contravene the said Condition No. 5 of Reg. Ref. SA.1041

3. The proposed development would constitute a further extension of undesirable ribbon development and would thereby be injurious to the amenities of properties in the vicinity

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 21st July, 1986

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.

Campbell Conroy Hickey Assocs.
3, Upper Camden St.,
Dublin 2.

85A/1494

16/1/'86

Re: Proposed erection of a two-storey private residence on lands at Newcastle for Kevin Murray.

Dear Sirs,

With reference to your planning application, received here on 20/11/'85, 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 in an area zoned 'A' in the Development Plan "to protect and provide for the development of agriculture" the applicant is requested to indicate how the development could be considered compatible with the agricultural zoning.
2. The following information should be submitted in relation to septic tank drainage:-
 - a) Evidence of soil suitability for the disposal of septic tank effluent;
 - b) The applicant has not submitted detailed information to show percolation and reserve percolation areas. A minimum of 55 metres is required in both percolation and reserve percolation areas;
 - c) Block plan of septic tank in accordance with I.I.N.S SR 6 1975 has not been submitted.
3. The applicant is requested to indicate what his intentions are in relation to the existing permission for 5 houses (SA.1041) and in relation to the service road which was conditioned to serve the housing development in that permission. The currently proposed access would be considered substandard.

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

Yours faithfully,