

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/723
1. LOCATION	Seskin Road, Raheen, Co. Dublin. S		
2. PROPOSAL	House		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 28th May, 1985	Date Further Particulars
			(a) Requested (b) Received
			1. 25th July, 1985 1. 18th June, 1986
			2. 2.
4. SUBMITTED BY	Name John P. Keenan & Assocs., Address 4, Herbert Place, Dublin 2.		
5. APPLICANT	Name Mr. D. Hill, Address Blessington Road, Raheen, Co. Dublin.		
6. DECISION	O.C.M. No. P/2999/86		Notified 14th Aug., 1986
	Date 14th Aug., 1986		Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified		Decision
	Type		Effect
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

DUBLIN COUNTY COUNCIL

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: ~~X APPROVAL X~~

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

To John P. Keenan & Assocs. Register Reference No. 85A-723
4 Herbert Place, Planning Control No.
Dublin 2. Application Received 28/5/86
Additional Information Received 18/6/86
Applicant Mr. D. Hill

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/2999/86 dated 14/8/86 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~X APPROVAL X~~

For house at Seskin Road, Raheen.

for the following reasons:

1. The site proposed is located in an area zoned 'G' - to protect and improve high amenity areas" in the Development Plan. The development proposed would contravene materially the above zoning 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 water or 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 public piped water and sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The applicants proposals for septic tanks drainage and water supply are not in accordance with the requirements of the Council.
5. The applicant has not shown, to the satisfaction of the Council, how his need for the additional dwelling house complies with the zoning objective in the Development Plan for this area.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 14th August, 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.

John P. Keenan & Assocs.,
4, Herbert Place,
Dublin 2.

85A/723

25/7/'85

Re: Proposed house at Seskin Road, Raheen for Mr. D. Hill.

Dear Sirs,

With reference to your planning application, received here on 28/5/'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. a) Details to be submitted of the applicants specific need for a dwelling house in an area zoned in the Development Plan "to protect and improve high amenity areas".
b) Details of the location and extent of the family farmholding referred to in letter submitted on the 28/5/'85 to be submitted.
2. Satisfactory evidence of soil suitability for septic tank effluent treatment is to be submitted by the applicant.
3. Details of water supply to be submitted. Applicant to contact the Health Inspector's Office, 33, Gardiner Place, Dublin 1 - Telephone: 727777.
4. The applicants specific proposals to provide for a safe access with adequate vision splays to be submitted.

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

Yours faithfully,


for Principal Officer