

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/722
1. LOCATION	Blessington 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 125th July, 1985
			(b) Received 1. 17th Feb., 1986 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/1191/86		Notified 15th April,, 1986
	Date 15th April, 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

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 John P. Keenan,
..... Herbert House,
..... 4 Herbert Place,
..... Dublin 2,
Applicant D. Hill.

Register Reference No. 85A-722
Planning Control No.
Application Received 28/5/85
Additional Information Received 17/2/86

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/1191/86 dated 15/4/86 decided to refuse:

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

For one house at Blessington Road, Raheen
.....
for the following reasons:

1. The site is prominently located on the brow of a hill in an area zoned 'G' - "to protect and improve high amenity areas", in the Development Plan. The proposed development if completed, would overlook an area of high amenity landscape, and obtrude on the view from the adjoining important Dublin-Blessington Road and would seriously prejudice the preservation of existing fine views and prospects in the area. Thus the proposed development 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. It is envisaged that the access to the proposed development will be by means of a narrow substandard lane. The junction of this lane with the N81 National Secondary Route is located close to a blind corner. Increased turning movements at this junction would interfere with the safety of this road and would be a danger to public safety by reason of traffic hazard.
5. The applicant has not shown how his need for an additional dwelling house is in compliance with the zoning objective in the Development Plan for this area.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER
Date ... 15th April, 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.

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

85A/722

25/7/'85

Re: Proposed one house at Blessington 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. Satisfactory evidence of soil suitability for septic tank drainage and details of proposed water supply are to be submitted by the applicant. The applicant is advised to consult with the Supervising Health Inspector at 33, Gardiner Place, Dublin 1. Tel. 727777, prior to submitting additional information.
2. Details to be submitted of the applicants specific need for an additional dwelling house in an area zoned "to protect and improve high amenity areas".
3. Details to be submitted on a map outlined in blue of the extent and location of the applicants family farm holding in this area.

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

Yours faithfully,


for Principal Officer