

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE <b>85A/721</b>
1. LOCATION	Blessington Road, Raheen, Co. Dublin. <span style="float: right; font-size: 2em;">9</span>		
2. PROPOSAL	3 Houses		
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. 25th July, 1985 2.  </div> <div style="width: 45%;"> (b) Received 1. 17th Feb., 1986 2.  </div> </div>
	P	28th May, 1985	
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/1214/86 Date 15th April, 1986		Notified 15th April, 1986 Effect To refuse permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified - Type		Decision 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 .....

Copy issued by ..... Registrar.

Checked by .....

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: ~~APPROVAL~~

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

To John P. Keenan, Register Reference No. 85A-721  
Herbert House, Planning Control No.   
4 Herbert Place, Application Received 28/5/85  
Dublin 2, Additional Information Received 17/2/86  
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/ 1214/86 dated 15/4/86 decided to refuse:

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

For three houses on site 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 land 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 endanger public safety by reason of a traffic hazard.
5. The applicant has not shown how his need for these additional dwelling houses complies 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 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/721

25/7/85

**Re: Proposed three houses on site 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 effluent treatment is to be submitted by the applicant. Three 6½-foot deep trial holes are required, one at the position of each main percolation area.
2. Evidence to be submitted of the availability of a suitable and satisfactory water supply.

**Note:** The applicant is to consult with the Supervising Health Inspector, 33, Gardiner Place, Dublin 1 - Telephone 727777.

3. Specific evidence of the applicants need for 3 dwelling houses in an area zoned "to protect and improve high amenity areas" in the Development Plan to be submitted.

4. Details to be submitted of the extent and location of the applicants landholding in this area.

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

Yours faithfully,

  
For Principal Officer