

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:

~~PLANNING PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To **Allan Jones,**
Hand Park,
Rush,
Co. Dublin;
Applicant **J. O'Hara;**

Register Reference No. **85A/600**
Planning Control No.
Application Received **7/5/85**
Additional Information Received

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/ **2276/85** dated **2/7/85** decided to refuse:

~~PLANNING PERMISSION~~ PERMISSION ~~APPROVAL~~
For **Proposed bungalow at Coldwinters, Lusk;**

for the following reasons:

1. The proposed development is located in an area zoned 'AB' in the County Development Plan, i.e. "to protect and provide for the development of agriculture". The proposed development does not comply with that zoning, therefore, it would be contrary to the proper planning and development of the area.
2. The site is located at a very bad bend on the L 96, to Ballyboughal Link Road where there is a solid white line along the centre line of the road. Additional turning movements at this location would create a traffic hazard endangering public safety.
3. There are no public piped sewerage facilities available to serve the proposed development.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. The site is too narrow to accommodate a dwelling on septic tank drainage.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **2nd July, 1985;**

IMPORTANT:

(1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds. It should be addressed to *An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal must 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 £10 (Ten 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 order to appear at an oral hearing. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the appeal as if it had been made to them in the first instance.