

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  85A/308
1. LOCATION	Glenasmole, Tallaght, Co. Dublin. <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Bungalow		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	11th March, 1985	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  2. .... </div> <div style="width: 45%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name M. Walsh, Address 77, Bawnville,		
5. APPLICANT	Name Norman Walshe, Address Glenasmole, Tallaght, Co. Dublin.		
6. DECISION	O.C.M. No. P/1612/85		Notified 9th May, 1985
	Date 9th May, 1985		Effect To refuse permission.
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 30th May, 1985		Decision Permission granted by An Bord Pleanála
	Type 1st Party		Effect 12/3/87
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. ....

Norman Walsh,  
Glenasmole,  
Tallaght,  
Co. Dublin.

85A-308

27/4/88

RE: Retention of bungalow and septic tank at Glenasmole, Tallaght  
for N. Walsh.

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Dear Sir,

I refer to your submission received on 29th February, 1988, to comply with condition No. 3 of grant of permission by An Bord Pleanála, Ref. No. PL6/5/69171, dated 12th March, 1987, in connection with the above.

In this regard, I wish to inform you that the submission is unacceptable as it omits any reference to size of planting materials, specific tree species, planting detail and a time scale for the works. Applicant to be advised to consult with the Parks Department, Dublin County Council prior to re-submission.

Yours faithfully,

  
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for Principal Officer.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983Dublin County CouncilPlanning Register Reference Number: 85A/308

APPEAL by Norman Walsh of Glenasmole, Tallaght, County Dublin,  
against the decision made on the 9th day of May 1985, by the  
Council of the County of Dublin to refuse a permission for the  
retention of an existing house and septic tank at Glenasmole,  
Tallaght, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for retention of the said house in accordance with plans and particulars lodged with the said Council 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

The site is located in an area of high amenity and it is the policy of the planning authority to protect this area from development which would be injurious to its amenity. The Board considers this policy to be reasonable.

The house which is proposed to be retained is sited well below the level of and well set back from the adjoining public road and is partially screened in views from that road by mature trees. In views from the opposite (south-western) side of the valley and from the more elevated roads to the north and east the house is visible only at long distance as an unobtrusive feature in the floor of the valley.

It is noted that the site is suitable for the disposal of septic tank effluent and that the septic tank and percolation area are located a considerable distance from the nearest stream which is downhill from them.

Having regard to these factors and to the existing pattern of development in the vicinity of the site and taking into account the applicant's need for a house and the relatively large area of the site, the Board considers that, subject to compliance with the conditions set out in the Second Schedule hereto, retention of the house and septic tank would not be injurious to the amenity of the area or be likely to give rise to contamination of the reservoir or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The water supply and drainage arrangements including the location, design and operation of the proposed effluent treatment system shall comply with the detailed requirements of the planning authority for such services and works.

Reason: In the interest of public health and to ensure that the reservoir will not be contaminated by effluent from the development.

2. The access from the development to the public road shall be constructed in accordance with the detailed requirements of the planning authority for such works.

Reason: In the interests of traffic safety.

3. A detailed landscaping scheme which includes a timetable for implementation of the scheme shall be submitted to the planning authority within one year of the date of this permission and shall be agreed with the planning authority or, in default of agreement, shall be as determined by An Bord Pleanála.

Reason: In the interest of visual amenity.

4. The house shall not be occupied prior to 31st March, 1989 as a place of permanent residence by any person or persons other than the applicant and/or members of his immediate family.

Reason: To ensure, in the interest of the proper planning and development of the area that the house is used to meet the housing need referred to in the course of this appeal and accepted as a material planning consideration in this case.

5. The developers shall pay the sum of £375 (three hundred and seventy five pounds) to Dublin County Council as a contribution towards the provision of a public water supply in the area. The arrangements for payment shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of this service in the area by the Council will facilitate the development. It is considered reasonable that the developer should contribute towards the cost of providing the service.



SECOND SCHEDULE (CONTD.)

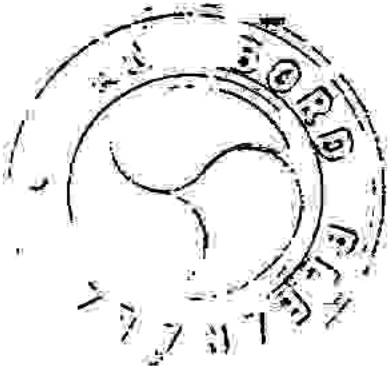
6. This grant of permission relates only to the retention of a bungalow and septic tank, the use of the bungalow as a dwellinghouse and the use of the site (indicated on the drawings lodged with the planning authority on 11th March, 1985) for purposes incidental to the enjoyment of the bungalow as a dwellinghouse. No structure (other than an exempted structure) shall be erected on, and no use (other than a use hereby permitted) shall be instituted within the site unless permission for such structure or use has first been granted by the planning authority or by An Bord Pleanála on appeal.

**Reason:** To control the extent of development on this relatively large site in the interest of clarity and orderly development.

*John Dwyer*

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

Dated this 12<sup>th</sup> day of *March* 1987.



# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

724755 (ext. 262/264)

## NOTIFICATION OF A DECISION TO REFUSE:

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

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

To J. L. Griffith & Pts. Register Reference No. 85A/308  
11 Clare Street. Planning Control No. 14542  
Dublin 2. Application Received 11.3.85  
Additional Information Received  
Applicant N. Walsh

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/ 1612/85 dated 9th May, 1985 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For retention of bungalow and septic tank at Glensmole, Tallaght

for the following reasons:

1. The bungalow is located on a site in an area zoned "to protect and improve high amenity areas", in the County Development Plan. The proposal would contravene this objective, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area.
2. The bungalow is located within the catchment area of the Bohernabreena Reservoir, adjacent to one of the main feeder streams to the main reservoir and on a site sloping down to the reservoir. The proposal to retain a bungalow serviced by an unacceptable private treatment system in this location would be prejudicial to public health because of the danger of pollution of feeder streams to the reservoir at Bohernabreena from the proposed private treatment system.
3. The proposed development would endanger public safety by reason of a traffic hazard because of the generation of additional traffic movements on the very sub-standard road system servicing this area.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date 9th May, 1985

### 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.