

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 85A/173
1. LOCATION	Glassamucky, Glenasmole, Co. Dublin S	
2. PROPOSAL	Garage/Septic Tank/Ret. of house	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	14 February 1985
	(a) Requested	Date Further Particulars (b) Received
	1. Time ext. up to & incl., 17/5/85	1.
	2.	2.
4. SUBMITTED BY	Name P.C. O'Grady Associates, Address 29-30 Dame Street, Dublin 2.	
5. APPLICANT	Name Mr. Patrick Anderson, Address Glassamucky, Glenasmole, Co. Dublin	
6. DECISION	O.C.M. No. P/1667/85	Notified 15th May, 1985
	Date 15th May, 1985	Effect To grant permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 13th June, 1985	Decision Permission granted by An Bord Pleanala
	Type 3rd 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	

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983Dublin County CouncilPlanning Register Reference Number: 85A/173

APPEAL by Dublin Corporation Engineering Department, of 28, Castle Street, Dublin, against the decision made on the 15th day of May, 1985, by the Council of the County of Dublin to grant subject to conditions a permission to Patrick Anderson, care of P.C. O'Grady and Associates of 29/30 Dame Street, Dublin, for development comprising the retention of a house and erection of a garage and septic tank at Glassamucky Townland, Glenasmole, Tallaght, County Dublin, in accordance with plans and particulars lodged with the said Council:

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 the said development in accordance with the said plans and particulars, 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 the adjoining public road and is seen, in views from that road, as a single storey structure and, in views from the opposite (south-western) side of the valley as a two storey structure set into the site and with a backdrop of roadside fence and steeply rising lands formerly used for gravel extraction.

It is noted that the site is generally suitable for the disposal of septic tank effluent and that the proposed septic tank and percolation area would be 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 his connection with the area and with the landholding on which the site is located, the Board considers that, subject to compliance with the conditions set out in the Second Schedule hereto, retention of the house and construction of a garage 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 interest 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 the 31st day of 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.

SECOND SCHEDULE (CONTD.)

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 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.



John Payer

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

Dated this 13th day of March 1987.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To: **P. C. O'Grady Associates,**
29/30 Dame Street,
Dublin 2:

Applicant: **Patrick Andersons**

Decision Order Number and Date: **P/1667/85 - 15/5/85**
Register Reference No.: **85A/173**
Planning Control No.:
Application Received on: **14/2/85**
Time Ext. up to: **17/5/85**

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 dated as above make a decision to grant Permission/Approval for:-

**Proposed garage and septic tank and retention of house at Glassamuckey
Townland, Glensmole.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval for garage and septic tank under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the water supply and drainage arrangements including the location, design and satisfactory operation of the proposed effluent treatment system be in accordance with the requirements of the Planning Authority. The developer must ensure that the operation of the drainage system will be such that contamination or pollution of adjoining streams will not take place.	3. In order to comply with the Sanitary Services Acts, 1878-1964.
4. That adequate and safe access to the public road be provided. The entrance gates to be recessed to a depth of 15' to the site boundary with adequate and satisfactory vision splays to the requirements of the County Council Roads Department.	4. In the interest of safety and the avoidance of fire hazard.
	(Contd.....)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date: **15th May, 1985**

CONDITIONS

REASONS FOR CONDITIONS

5. That an adequate and satisfactory landscaping scheme be submitted to and agreed by the Planning Authority.

6. That the bungalow, when completed, be first occupied by the applicant and/or members of his immediate family.

7. That a financial contribution in the sum of £375. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the development and which facilitate this development; this contribution to be paid forthwith.

5. In the interest of visual amenity.

6. In the interest of the proper planning and development of the area.

7. The provision of such services 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 services.

NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(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) 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 when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

85A/173

P.C. O'Grady Assocs.,
29-30, Dame Street,
Dublin 2.

3/4/'85

Re: Proposed garage and septic tank and retention of house at Glassanucky
Townland, Glenasmole for Patrick Anderson.

Dear Sirs,

With reference to your planning application received here on 14/2/'85 (letter for extension period received 29/3/'85), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of Subsection (4A) of Section 26 has been extended up to and including the 17/5/'85.

Yours faithfully,



for Principal Officer