

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/126
1. LOCATION	Friarstown Lower, Bohernabreena, Tallaght, Co. Dublin.		
2. PROPOSAL	Bungalow and septic tank		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
			1. 1st April, 1985 1. 6th June, 1985
	P	5th Feb., 1985	2. 2.
4. SUBMITTED BY	Name a. Corcoran, Address Friarstown Lower, Bohernabreena, Tallaght, Co. Dublin.		
5. APPLICANT	Name above Address		
6. DECISION	O.C.M. No. P/2758/85		Notified 1st Aug., 1985
	Date 1st Aug., 1985		Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 21st Aug., 1985		Decision Permission granted by
	Type 3rd Party		Effect An Bord Pleanala 6th May, 1986
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

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85 A/126

APPEAL by Brenda Lee, of 30 Tymonville Grove, Tallaght, County Dublin, against the decision made on the 1st day of August, 1985, by the Council of the County of Dublin, to grant subject to conditions a permission for development comprising the erection of a bungalow and septic tank at Friarstown Lower, Bohernabreena, Tallaght, County Dublin, for Aidan Corcoran, 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 reason 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

Having regard to the provision of the Dublin County Development Plan, 1983, in relation to development in areas of high scenic amenity being related to its use for agriculture or hill farming, it is considered that the proposed development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The house, when completed, shall be first occupied by the applicant and/or members of his immediate family.

Reason: The objective of the planning authority is to restrict development in the area to serve the needs of those engaged in agriculture or other rural activities. The proposed development is acceptable since it is being put forward as being necessary for the management of a farm.

2. Before development commences, the applicant shall have entered into an agreement pursuant to Section 38 of the Local Government (Planning and Development) Act, 1963, sterilising from any development, other than exempted development or development required for the use of the lands as agricultural land, those areas shown coloured blue on the map submitted with the application dated 5th of February, 1985.

Reason: The basis of the application is that the house is required to facilitate the working of this land for agriculture.

SECOND SCHEDULE (CONTD.)

3. The developer shall pay a sum of £375 to Dublin County Council as a contribution towards the cost of the provision of public services in the area. Before development commences, the amount of such a contribution and the time and method of payment shall be agreed with the Council, or, in default of such agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services in the area by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute towards the cost of providing the services.

4. Details of the proposed vehicular access arrangements shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interests of traffic safety and orderly development.

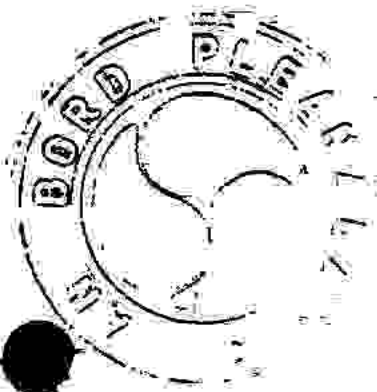
5. The roof tiles shall be blue/black, turf brown or slate grey in colour.

Reason: In the interest of visual amenity.

Ann C. Quinn

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

Dated this 6th day of May, 1986.



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, 1963-1982 ~~1982~~ 1983

To **F. M. Whalen,**

Decision Order
Number and Date **P/2758/85, 1/8/85**

102 Ballysall Road East,

Register Reference No. **B5A/126**

Glanovin,

Planning Control No. **6358**

Dublin 11.

Application Received on **5/2/85**

Applicant **A. Corcoran**

Additional Information received **6/6/85**

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 bungalow and septic tank at Friarstown Lr., Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. That 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 under the building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £375.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	5. In the interest of health.
6. That details of the proposed vehicular access arrangements be ascertained and adhered to in the proposed development.	6. In the interest of the proper planning and development of the area.
7. That the house, when completed, be first occupied by the applicant and/or members of his immediate family.	7. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **1st August, 1985.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

3. That the roof tiles shall be blue, black, turf brown or slate gray in colour.

9. Before development commences, applicant shall have entered into an agreement pursuant to Section 38 of the Local Government (Planning and Development) Act, 1963, sterilising from any development, other than exempted development or development required for the use of lands as agricultural land, those areas shown coloured blue on the map submitted with the application dated 5th February, 1985.

8. In the interest of visual amenity.

9. The basis of the application is that the house is required to facilitate the working of this land for agriculture.

PK

NOTE:

If there is no appeal to An Bord Pleanala 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 Pleanala. 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 Pleanala, 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 Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala 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.

A. Corcoran,
Friarstown Lower,
Bohernabreena,
Tallaght,
Co. Dublin.

85A-126

1st April, 1985.

Re: Proposed bungalow and septic tank at Friarstown Lower,
Tallaght, for A. Corcoran.

Dear Sir,

With reference to your planning application, received here on 5th February, 1985, 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. Applicant to submit specific evidence of the suitability of the soil for the disposal of septic tank effluent and also details of suitably designed septic tank.
2. Applicant to submit a detailed and accurate plan scale 1:200 showing:-
(a) details of access with gates set back 5.5 m from carriageway with wing walls splayed at 45° and indicating maximum vision lines from 2.9 m setback at entrance.

NOTE: Applicant is advised to consult the Eastern Health Board (Phone No. (27777) regarding item 1 prior to submission of additional information.

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

Yours faithfully,

for

Principal Officer.

A. Corcoran,
Friarstown Lower,
Bohernabreena,
Tallaght,
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85A-126

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