

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.520
1. LOCATION	Barberstown / Pass-if-you-can, Co. Dublin F		
2. PROPOSAL	Housing Development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 18.3.82	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name P.T. Hickey & Associates,		
	Address Greystomas, Harbour, Co. Wicklow		
5. APPLICANT	Name Mr. J. O'Mara,		
	Address		
6. DECISION	O.C.M. No. PA/1212/82		Notified 14th May, 1982
	Date 14th May, 1982		Effect To refuse permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 4th June, 1982		Decision Permission refused by
	Type 1st Party,		Effect 5th Oct., 1983
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 PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

County DublinPlanning Register Reference Number: X.A. 520

APPEAL by J. O'Mara of Barberstown House, Clonsilla, County Dublin against the decision made on the 14th day of May, 1982, by the Council of the County of Dublin to refuse permission for housing development on a site at Pass-If-You-Can, Barberstown, County Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1982, permission is hereby refused for the said housing development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area where the objective of the planning authority, as expressed in the Dublin County Development Plan, is to protect and provide for the development of agriculture. This objective is considered reasonable and the proposed development would conflict with it and militate against the preservation of the rural environment.
2. The existing infrastructure in the area is deficient as is manifested by the absence of public piped sewerage facilities, the inadequate public water supply facilities, the narrowness of the road serving the site and the lack of footpaths and public lighting and would be unable to accommodate the proposed development. The Board considers that to permit the development in these circumstances would be contrary to the proper planning and development of the area and would give rise to demands for the uneconomic deployment of Dublin County Council's limited financial resources in order to upgrade the infrastructure.
3. The proposed development would endanger public safety by reason of traffic hazard as it would generate additional traffic movements, both vehicular and pedestrian, on the road serving the site which is inadequate in width for the amount of traffic movements likely to be generated and along which visibility is restricted because of its deficient horizontal alignment, and at a substandard junction close to the site where visibility is severely restricted.

Michael Cooke

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

Dated this 5th day of October 1983.

DUBLIN COUNTY COUNCIL

Telephone 724755
E: 2/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

..... **P.T. Hickey & Assoc.,** Register Reference No. **XA.520**
..... **Greystones Harbour,** Planning Control No.
..... **Co. Wicklow.** Application Received **18/3/'82**
..... Additional Inf. Recd.
APPLICANT **J. O'Mara**

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the
City Health District of Dublin, did by order, P/ **A/1212/82** dated **14/5/'82**
decide to refuse:

~~PERMISSION~~

PERMISSION

~~APPROVAL~~

For. **Proposed 15 houses together with ancillary development at Pass-If-You-Can,**
..... **Barberstown, Co. Wick.**
for the following reasons:

1. The site of the proposed development is located in an area zoned in the Development Plan "to provide for the further development of agriculture". The proposed development is inconsistent with this zoning objective and would militate against the preservation of the rural environment.
2. There are no piped sewerage facilities or water supply available to serve the proposed development and there is no indication of when it will be possible to serve this area with main sewers.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped services and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development would endanger public safety by reason of traffic hazard as the site is located on a narrow road close to a substandard junction where visibility is restricted and the additional vehicular movements into and out of the site to which the development would give rise would interfere with the safety and free flow of traffic on the road and at the junction.
5. The proposed access is from a road of which the existing carriageway width is only approximately 10ft. and the horizontal alignment of this road is also poor. This county road could not cope safely with the traffic that would be created, thereby creating traffic hazard.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date **14th May, 1982**

NOTE: An appeal against the decision may be made to An Bord Pleanála by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal must be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanála, Holbrook House, Holles Street, Dublin 2 and accompanied by a deposit of £10. 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.

XA.516

11th May, 1982.

Mr. Gerard McCullagh,
105, Delwood Walk,
Castleknock,
Co. Dublin.

Re: Proposed landscaping of licensed C.I.E. land as extension to side garden and erection of boundary wall, back and side, also conversion of car port to garage at 105, Delwood Walk, Castleknock for G. McCullagh.

Dear Sir,

With reference to your planning application received here on 15/3/'82 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 and 1976, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit a block plan to a scale of not less than 1:500 clearly indicating the existing house, the proposed car port conversion to garage, the existing gardens, the proposed extension of side garden and location of boundary walls, in relation to site boundaries and adjoining developments.
2. Applicant to submit plans sections and elevations of proposed car conversion to garage and of proposed walls.
3. Precise details of the extent of encroachment onto C.I.E. lands clearly defined.

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

Yours faithfully,


for Principal Officer

11th May, 1982.

Mr. Gerard McCullagh,
105, Delwood Walk,
Castleknock,
Co. Dublin.

Re: Proposed landscaping of licensed C.I.E. land as extension to side garden and erection of boundary wall, back and side, also conversion of car port to garage at 105, Delwood Walk, Castleknock for G. McCullagh.

Dear Sir,

With reference to your planning application received here on 16/3/'82 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 and 1976, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit a block plan to a scale of not less than 1:500, clearly indicating the existing house, the proposed car port conversion to garage, the existing gardens, the proposed extension of side garden and location of boundary walls, in relation to site boundaries and adjoining developments.
2. Applicant to submit plans sections and elevations of proposed car conversion to garage and of proposed walls.
3. Precise details of the extent of encroachment onto C.I.E. lands clearly defined.

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

Yours faithfully,



for Principal Officer