

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 398	
1. LOCATION		Main St., Rathcoole, Co. Dublin. S			
2. PROPOSAL		Bookmakers shop store with accommodation over,			
3. TYPE & DATE OF APPLICATION		TYPE P	Date Received 2nd March, 1982	Date Further Particulars	
				(a) Requested 1. 30th April, 1982 2.	(b) Received 1. 3rd August, 1982 2.
4. SUBMITTED BY		Name T. Colbert, Address 216, Forest Hills, Rathcoole, Co. Dublin.			
5. APPLICANT		Name P.T. Byrne, Address Main St., Rathcoole, Co. Dublin.			
6. DECISION		O.C.M. No. PA/2449/82 Date 1st Oct., 1982		Notified 1st Oct., 1982 Effect To refuse permission,	
7. GRANT		O.C.M. No. Date		Notified Effect	
8. APPEAL		Notified 24th Nov., 1982 Type 1st Party,		Decision To grant permission by An Bord Pleanala, Effect 26th August, 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 PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982County DublinPlanning Register Reference Number: X.A. 398

APPEAL by P. T. Byrne of Redgap, Rathcoole, County Dublin, against the decision made on the 1st day of October, 1982, by the Council of the County of Dublin to refuse permission for the erection of a structure comprising a shop and store at ground-floor level and residential accommodation at first-floor level on a site at Main Street, Rathcoole, 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 1982, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said structure in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The Board considers that the proposed development, in the main street of the town, would not make a significant difference to the sewerage situation in the area and would not, provided the conditions set out in the Second Schedule hereto are complied with, be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1- Conditions	Column 2 - Reasons for Conditions
<p>1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>1. The provision of these 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.</p>

Contd./....

SECOND SCHEDULE (contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Surface water shall be disposed of separately from foul sewerage and in accordance with the requirements of the planning authority.</p> <p>3. The carpark shown on the drawing lodged with the planning authority in connection with the application on 3rd August, 1982 shall be surfaced in macadam, with the bays clearly marked, and shall have a wall 0.5 metres high, plastered and capped along its frontage to the street and with an entrance 6 metres wide.</p> <p>4. No signs or advertisements shall be erected above the finished level of the first floor.</p>	<p>2. In the interests of public health.</p> <p>3. In the interests of traffic safety.</p> <p>4. In the interests of amenity.</p>

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

Dated this *26th* day of *August* 1983.

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext.: 262/264

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

NOTIFICATION OF A DECISION TO REFUSE:

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

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

To;

To: **T. Colbert,** Register Reference No. **XA398**
216 Forest Hills, Planning Control No. **8176/5579**
Rathcoole, Application Received **2.3.82**
Co. Dublin. Additional Inf. Recd. **3.8.82**

APPLICANT **P. T. Byrne**

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/ **A/2449/82** dated **1st October, 1982** decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For **bookmakers shop/store and accommodation over at Main Street, Rathcoole**

for the following reasons:

1. Public piped sewerage facilities are not available due to lack of dilution for treated effluent in the receiving stream.
2. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date **1st October, 1982**

An appeal against the decision may be made to An Bord Pleanala 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 shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Dublin 1, and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

FUTURE PRINT

XA 398

30th April, 1982.

T. Colbert,
216 Forest Hills,
Rathcoole,
Co. Dublin.

RE: Proposed book makers shop/store and accommodation over at
Main Street, Rathcoole for P. T. Byrne.


Dear Sir,

With reference to your planning application received here on 2nd March, 1982, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts, 1963 & 1976 the following additional information must be submitted in quadruplicate:-

1. That the applicant submit a block plan (scale 1:500) showing the proposed structure in relation to adjoining buildings and existing car park.
2. Details of car parking provision in accordance with Development Plan Standards to meet the requirements of this proposal and the existing licenced premises.

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

Yours faithfully,



for Principal Officer.