

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 396
1. LOCATION	<div style="display: flex; justify-content: space-between;"> Redgap, Rathcoole, Co. Dublin. S </div>		
2. PROPOSAL	Revised house plan,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Date Further Particulars (a) Requested </div> <div style="width: 45%;"> Date Further Particulars (b) Received </div> </div>
	P	2nd March, 1982	<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 T. Colbert, Address 216, Forest Hills, Rathcoole, Co. Dublin.		
5. APPLICANT	Name P. T. Byrne, Address Redgap, Rathcoole, Co. Dublin.		
6. DECISION	O.C.M. No. PA/1085/82	Notified 30th April, 1982	
	Date 30th April, 1982	Effect To refuse permission,	
7. GRANT	O.C.M. No.	Notified	
	Date	Effect	
8. APPEAL	Notified 4th June, 1982	Decision Permission granted by	
	Type 1st Party,	An Bord Pleanala, Effect 30th Sept., 1982	
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 AND 1976County DublinPlanning Register Reference Number: XA.396

APPEAL by P.T. Byrne of Redgap, Rathcoole, County Dublin against the decision made on the 3rd day of April, 1982 by the Council of the County of Dublin deciding to refuse permission for revised house plan for a bungalow on a site at Redgap, 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 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the revised house plan for the said bungalow 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

Having regard to the existing permission granted by the Parliamentary Secretary to the Minister for Local Government by order dated 21st August, 1974 (Planning Register Reference Number: F.2197), for the erection of a house on the site, it is considered that it would be unreasonable to withhold permission for the proposed development.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The front boundary shall be set back at least six metres from the centre line of the adjoining road. The house shall be set back at least nine metres from the new boundary. The area between the proposed new boundary and the carriageway of the existing road shall be finished level with the road surface in a dustfree hard material suitable for the parking of motor vehicles. Details of the proposed entrance and of front boundary treatment shall be as agreed with the planning authority.</p> <p>2. Details of the colours of the external finishes of the bungalow shall be agreed with the planning authority.</p>	<p>1. In the interests of traffic safety and orderly development.</p> <p>2. In the interests of the visual amenity of the area.</p>

Contd./.....

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2-Reasons for Conditions
3. Before the development is commenced, evidence shall be submitted to the planning authority that an adequate and potable water supply will be available to serve the house and that a septic tank and associated percolation areas can be located satisfactorily on the site.	3. In the interests of public health.

Adonis Pringle

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

Dated this *30th* day of *September* 1982.

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;

T. Colbert,

XA 396

216 Forest Hills,

Register Reference No.....

Rathcoole,

Planning Control No.....

Co. Dublin.

Application Received..... 2/3/82

Additional Inf. Recd.....

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/1085/82 dated 30/4/82, decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For..... **Proposed revised house plan at Redgap, Rathcoole.**

for the following reasons:

1. The site is located in an area zoned "to provide for the further development of agriculture" in the Development Plan. The development proposed would contravene materially this objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of properties in the vicinity.
2. The proposed development served by a substandard and hazardous road network would endanger public safety by reason of traffic hazard because of the generation of additional traffic turning movements on this inadequate road network.
3. Public piped sewerage services are not available to serve the proposal.
4. The proposed development would be premature by reasons of the said existing deficiency in the provision of sewerage services and the period within which such deficiency may reasonably be expected to be made good.
5. The proposed development would constitute undesirable ribbon development along a rural road and would not therefore, be in accordance with the proper planning and development of the area.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date..... 30th April, 1982.

NOTE: 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, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., 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.