

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 2220
1. LOCATION	Townland of Crockshane, Rathcoole, S		
2. PROPOSAL	18 semi-detached and 3 detached houses,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 5th Nov., 1981	Date Further Particulars (a) Requested
			(b) Received
			1. 2.
4. SUBMITTED BY	Name Burke-Kennedy, Doyle & Partners, Address 23, Lower Hatch St., Dublin 2.		
5. APPLICANT	Name Noel Keary, Address 15, Golf Course Road, Butterfield Ave., Dublin 14.		
6. DECISION	O.C.M. No. PA/3223/81		Notified 17th Dec., 1981
	Date 17th Dec., 1981		Effect To refuse permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 21st Jan., 1982		Decision Permission refused by An Bord Pleanála, Effect 28th Sept., 1982
	Type 1st Party,		
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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: W.A. 2220

APPEAL by Noel Keary of 15, Golf Course Road, Butterfield Avenue, Dublin against the decision made on the 17th day of December, 1981, by the Council of the County of Dublin deciding to refuse permission for housing development on a site at Crockshane, Rathcoole, County Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the said housing development for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is an objective of the planning authority, as expressed in the development plan, to reserve the area of which the site forms part for the further development of agriculture. This objective is considered reasonable and the proposed development would be in conflict with it and would militate against the preservation of the rural environment.
2. The proposed development would be premature by reason of the existing deficiencies in the provision of a public water supply and piped sewerage facilities available to serve it and the period within which such deficiencies may reasonably be expected to be made good.
3. The proposed development would endanger public safety by reason of traffic hazard as it would generate a large volume of traffic-turning movements onto the substandard and inadequate Killeel Road at a point where visibility would be seriously restricted.

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

Dated this 28 day of Sept 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:

~~XXXXXXXXXXXX~~ PERMISSION: ~~XXXXXXXXXX~~

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

To:

Burke Kennedy Doyle and Partners,

Register Reference No. WA 2220

23 Lr. Hatch Street,

Planning Control No. 10114

DUBLIN 2.

Application Received 5.11.81

Additional Inf. Recd.

APPLICANT Noel Keary

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/3223/81 dated 17th December, 1981. decide to refuse:

~~XXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXX~~

For 18 semi-detached and 3 detached houses in the townland of Crockshane, south west of the new school site beside 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 proposed residential development would contravene materially the above objective would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
2. There are no public piped services available to serve the proposed development.
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 with inadequate frontage to provide satisfactory vision splays would endanger public safety by reason of traffic hazard because of the generation of an unacceptable level of vehicular traffic turning movements onto Killeel Road.
5. The plans submitted do not take cognisance of existing Dublin Corporation 33" drain watermain traversing the site.
6. Acceptable open space in relation to the scale of development proposed has not been provided.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 17th December, 1981.

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 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 Pleanála, 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 Pleanála will determine the application for permission as if it had been made to them in the first instance.