

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 597	
1. LOCATION	Naas Road, Rathcoole S			
2. PROPOSAL	Dormer bungalow			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P.	3.4.81	1. 2.	1. 2.
4. SUBMITTED BY	Name Mr. T.Colbert, Address 216 Forest Hills, Rathcoole			
5. APPLICANT	Name Mr. H. Farrell, Address Tay Lane, Rathcoole, Co. Dublin.			
6. DECISION	O.C.M. No. PA/1115/81		Notified 29th May, 1981	
	Date 28th May, 1981		Effect To refuse permission,	
7. GRANT	O.C.M. No. Date		Notified Effect	
8. APPEAL	Notified Type		Decision Effect	
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		

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, Register Reference No. WA597
216 Forest Hills, Planning Control No.
Rathcoole, Application Received 3.4.81
Co. Dublin, Additional Inf. Recd.
APPLICANT H. Farrell

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/1115/81 dated 28th May, 1981 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~
OUTLINE PERMISSION

PERMISSION

~~XXXXXXXXXXXX~~
APPROVAL

For BUNGA bungalow (dormer) at Naas Road, Rathcoole

for the following reasons:

1. The proposed 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 and would militate against the preservation of the rural environment.
2. There are no public piped sewerage facilities 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 sewerage facilities 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 a traffic hazard because it would constitute frontage development on the heavily trafficked Naas Dual Carriageway.
5. The proposed house would have an inadequate set back from the Naas Road.
6. The proposal is unacceptable to the Chief Medical Officer in that :-
 - a. No evidence to suggest that the soil is suitable for the disposal of septic tank drainage (a trial hole 1 metre x 1 metre x 2 metres dept must be opened on site).
 - b. Septic tank percolation and reserve percolation areas must be designed in accordance with IIRS Recommendations SR6 1975. No specification in relation to these have been submitted.
 - c. Evidence to suggest a sufficient and potable supply of water from the well on site has not been submitted.
7. The proposed development would constitute a most undesirable form of ribbon development on the National Primary Route which is the main road to the south of Ireland. It is

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 29th May, 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.

Contd./.....

important that the Naas Road be kept free of this type of development and retain its rural character.

for Principal Officer