

## COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.1431	
1. LOCATION	'Suncroft', Main Street, Rathcoole,			
2. PROPOSAL	2 Detached 4 bedroomed houses and an office			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	P.	28.7.80	1. .... 2. ....	1. .... 2. ....
4. SUBMITTED BY	Name Mr. C. Clear, Address 12 Claremont Pines, Carrickmines, Dublin 18			
5. APPLICANT	Name Mr. W. Gavin, Address 'Suncroft', Main Street, Rathcoole, Co. Dublin			
6. DECISION	O.C.M. No.	PA/2045/80	Notified	26th Sept., 1980
	Date	25th Sept., 1980	Effect	To refuse Permission,
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified		Decision	
	Type		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.				
16.				
Prepared by .....		Copy issued by.....Registrar.		
Checked by .....		Date.....		
Grid Ref.	O.S. Sheet	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;

.Colman Clear, ..... Register Reference No. **TA. 1431**  
.Architect, ..... Planning Control No. **6924**  
.12, Claremont Pines, ..... Application Received **28/7/80.**  
.Carrickmines, Dublin 18. .... Additional Inf. Recd. ....

APPLICANT ..... **W. Gavin** .....

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/2045/80**, ..... dated **25/9/80**,  
decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For. **proposed two detached four bedroomed houses and an office and shopping block at Suncroft,**

**Main Street, Rathcoole,** .....  
for the following reasons:

1. The proposed development consisting of mixed commercial/residential development in close proximity to existing residential properties on this restricted site would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of residential property in the vicinity.
2. Public piped sewerage services are not available to serve the proposal.
3. The proposed development would be premature by reason 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.
4. The proposed architectural treatment of the proposed bank/office/retail structure would detract from the village's main thoroughfare because of the former's incongruity as regards height, bulk, design, materials, used and external appearances, and would not be in accordance with the proper planning and development of the area.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date. **26th September, 1980.**

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 appeal and should be addressed to An Bord Pleanala, Holbrook House, Holbrook Street, Dublin 2 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.