

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.370
1. LOCATION	Rockbrook, at Edmonstown Road / Rockbrook House		
2. PROPOSAL	Dwellinghouse		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
			(b) Received
	P.	29.2.80	1.
			2.
4. SUBMITTED BY	Name A. Powell,		
	Address 37 Waterloo Road, Ballsbridge, Dublin 4		
5. APPLICANT	Name G. Craigie,		
	Address 35, Ushers Quay, Dublin 8		
6. DECISION	O.C.M. No.	PA/836/80	Notified 28th April 1980
	Date	25th April 1980	Effect To refuse o. permission.
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	20th May 1980	Decision O. Permission granted by An Bord Pleanala,
	Type	1st Party	Effect 20th Oct., 1980
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

Checked by

Copy issued by Registrar.

Date.....

Co. Accts. Receipt No.....

Grid Ref.

O.S. Sheet

AN BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: T.A. 370

APPEAL by Ganly Craigie of 35, Ushers Quay, Dublin, against the decision made on the 25th day of April, 1980, by the Council of the County of Dublin deciding to refuse to grant an outline permission for the erection of a house on a site at Rockbrook, Edmondstown Road, 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 reason set out in the First Schedule hereto, to grant outline permission for the erection of the said house in accordance with the said plans and particulars, subject to the condition specified in column 1 of the Second Schedule hereto, the reason for the imposition of the said condition being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said condition.

FIRST SCHEDULE

Having regard to the size of the site and the extent of existing development in the area, it is not considered that the proposed development would be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Condition	Column 2 - Reason for Condition
The developer shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanala.	The provision of such a service 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 service.

J. GANNON.



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

Dated this 20th day of October 1980.

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;

..... Mr. Alan Powell, Register Reference No. T.A. 370
..... 37 Waterloo Road, Planning Control No. 16766
..... Ballsbridge, Application Received 29/2/80
..... Dublin 4. Additional Inf. Recd.
APPLICANT G. Craigie.

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/836/80 dated 25th April, 1980 decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For Proposed erection of dwellinghouse at Rockbrook, at Edmonstown Road/Rockbrook House.

for the following reasons:

1. The site proposed is in an area zoned to provide for the further development of agriculture in the Development Plan. The proposed development would contravene materially this objective and would not be in accordance with the proper planning and development of the area.
2. Public piped sewerage facilities 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 public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. Evidence to prove the suitability of the soil for the disposal of septic tank effluent has not been submitted. The proposed location and design of the percolation area has not been indicated on plan.
5. The proposed development with access to a heavily trafficked and substandard roadway would endanger public safety by reason of traffic hazard because of additional traffic turning movements to and from the site.

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

Date 28th April, 1980.

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 must 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, Holbrook House, Holles Street, Dublin 2 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.