

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE  SA1559	
1. LOCATION	Lands at Raheen Townland, Brittas		
2. PROPOSAL	Replacement of existing dwelling		
3. TYPE & DATE OF APPLICATION	TYPE  P.	Date Received  12.9.79	
			Date Further Particulars
		(a) Requested	(b) Received
		1. ....	1. ....
		2. ....	2. ....
4. SUBMITTED BY	Name P.C. O'Grady, Address 29-30 Dame Street, Dublin 2		
5. APPLICANT	Name D. Hill, Address		
6. DECISION	O.C.M. No. PA/2295/80	Notified 14th Nov., 1980	
	Date 14th Nov., 1980	Effect To refuse permission,	
7. GRANT	O.C.M. No.	Notified	
	Date	Effect	
8. APPEAL	Notified 24th Nov., 1980	Decision	
	Type 1st Party,	<b>WITHDRAWN</b> 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.			

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Prepared by .....	Copy issued by .....	Registrar.
Checked by .....	Date .....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....

# An Bord Pleanála

PL6/5/51768.

*Rec'd  
20/5/81*

Floor 3, Blocks VI & VII,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.  
Telephone (01)728011.

Dublin Co. C.,  
Planning Dept.

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
19 MAY 1981

Date 17/5/81

Your Ref SA 1559

Appeal re redevelopment of existing house at Rohen  
Wooland, Booter for Mr D. Hill

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

*W. Keenan*

*Just Grant?*

# 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:

~~PLANNING PERMISSION~~ PERMISSION: ~~APPROVAL~~  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To:

P. G. O'Grady  
29.39 - 30 Dame Street  
Dublin 2.

Register Reference No... SA 1559  
Planning Control No.  
Application Received... 12.9.79  
Housing Act Permission: 20.10.80  
Additional Inf. Recd.

APPLICANT David Hall

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/2295/80 dated 14th November, 1980, decide to refuse:

~~PLANNING PERMISSION~~ PERMISSION APPROVAL

For replacement of existing dwelling by new house at Raheen, Townland, Brittas.

for the following reasons:

1. The site is prominently located on the brow of a hill in an area zoned "Q" - "to preserve an area of high amenity" in the Development Plan. The proposed development if completed would overlook an area of high amenity landscape, and obtrude on the view from the adjoining important Dublin - Blessington Road and would seriously prejudice the preservations of existing fine views and prospects in the area. Thus the proposed development would contravene materially the above zoning 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 water or 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 water and sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. It is envisaged that the access to the proposed development will be by means of a narrow substandard lane. The junction of this lane with the N81 National Secondary Route is located close to a blind corner. Increased turning movements at this junction would interfere with the safety of this road and would endanger public safety by reason of traffic hazard.
5. The proposal to construct a two storey replacement dwelling house in lieu of a single storey structure would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area.
6. The applicant has not submitted specific evidence that the structure destroyed by fire had been benefit of a planning permission for a residential unit.

Signed on behalf of the Dublin County Council for PRINCIPAL OFFICER

Date 14th November, 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 the grounds of the appeal and should be addressed to An Bord Pleanala, Block 6 & 7, Irish Life Centre, Lr. Abbey Street, 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.