

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10856	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA771
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1. LOCATION	Crockshane, Rathcoole, Co. Dublin
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2. PROPOSAL	House
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3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
O.P.		7.5.79	1.	1.
			2.	2.

4. SUBMITTED BY	Name P.N. Shaffrey, = Address 18 Dartmouth Square, Dublin 6
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5. APPLICANT	Name Mr. L. Curran, Address 6 Firhouse Avenue, Dublin 14
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6. DECISION	O.C.M. No. P/2627/79 Date 4th July, 1979	Notified 3rd July, 1979 Effect To refuse permission
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7. GRANT	O.C.M. No. Date	Notified Effect
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8. APPEAL	Notified Type 1st Party,	Decision 0. Permission granted, Effect 6th August 1980
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9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect
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10. COMPENSATION	Ref. in Compensation Register	
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11. ENFORCEMENT	Ref. in Enforcement Register	
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12. PURCHASE NOTICE		
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13. REVOCATION or AMENDMENT		
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15.		
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16.		
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Prepared by	Copy issued by..... Registrar. Date..... Co. Accts. Receipt No.....
Checked by	
Grid Ref.	O.S. Sheet

PL 6/5/46406

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: SA 771 (

APPEAL by Liam Curran of 6, Firhouse Avenue, Dublin 14, against the decision made on the 4th day of July, 1979, 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 Crockshane, Rathcoole, 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 reasons 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 conditions specified in column 1 of the Second Schedule hereto, the reason for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The site is located in a residential area within the built up area of Rathcoole Village and in view of this it is not considered that the proposed development would conflict with the proper planning and development of the area provided detailed plans to be lodged for approval are satisfactory.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The dwelling shall be located between the northern and southern boundaries of the site, and shall be set back 170 feet from the roadside boundary.</p> <p>2. The fence along the total length of the road frontage shall be set back 15 feet from the road boundary.</p> <p>3. If the house is to be connected to the public water supply the developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of such a 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 Pleanála.</p>	<p>1. To preserve the residential amenities of the adjoining properties.</p> <p>2. In the interests of road safety.</p> <p>3. The provision of such a services 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.</p>

JOHN S. CONWAY

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

Dated this 6th day of August, 1980.



DUBLIN COUNTY COUNCIL

Telephone 712355
Ext.: 143/145

PLANNING DEPARTMENT
46/49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION : ~~PERMISSION~~ ~~APPROVAL~~

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

To;

P. N. Shaffrey & Partners. Register Reference No... **S.A. 771**
18 Dartmouth Square North, Planning Control No. **10856**
Leeson Park, Application Received... **7.5.79**
Dublin 6. Additional Inf. Recd.

APPLICANT **Mr. L. Curran,**

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/ **2627/79**..... dated **4th July, 1979**..... decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For... **Proposed house at Crockshane, Rathcoole, Co. Dublin,**

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 residential development proposed in a rural area where public piped water or sewerage services are not available and where the existing road network designed to serve rural needs is inadequate, would contravene materially the above objective and would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
2. Public piped water supply or sewerage facilities are not available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of water and sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date..... **5 July, 1979**.....

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 the appeal and should be addressed to An Bord Pleanala, Holbrook House, Holles Street, Dublin 2 and accompanied by a deposit of £10. When an appeal has been duly made and is not been withdrawn An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.