

COMHAIRLE CHONTAE ÁTHA CLIATH

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| File Reference PC.11448 | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE SA.664 |
| 1. LOCATION | Brownstown, Newcastle, Co. Dublin S | |
| 2. PROPOSAL | 2 bungalows | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | P. | 20th April, 1979 |
| | Date Further Particulars | |
| | (a) Requested | (b) Received |
| | 1. | 1. |
| | 2. | 2. |
| 4. SUBMITTED BY | Name Jordan Rafter & Assoc., Address Main St., Celbridge, Co. Kildare | |
| 5. APPLICANT | Name Messrs. G. & N. Beattie, Address Brownstown, Newcastle, Co. Dublin | |
| 6. DECISION | O.C.M. No. P/2328/79 | Notified 19th June, 1979 |
| | Date 18th June, 1979 | Effect To refuse permission |
| 7. GRANT | O.C.M. No. | Notified |
| | Date | Effect |
| 8. APPEAL | Notified 1st Party | Decision Permission refused |
| | Type 19/7/79 | Effect 28th April 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. | | |

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

PL: 6/5/46251

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: SA. 664

APPEAL by G. and N Beattie, of Brownstown, Newcastle, County Dublin, against the decision made on the 18th day of June, 1979, by the Council of the County of Dublin, deciding to refuse to grant a permission for the erection of two houses on a site at Brownstown, Newcastle:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the erection of the said houses for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to existing development for which permission has been granted the erection of two houses on the site as proposed would result in an excessive density of development in an unserviced area zoned in the development plan for agricultural use. This zoning is considered reasonable.
2. The road network in the area is inadequate to cater for development at the density proposed. The development would accordingly endanger public safety by reason of traffic hazard.
3. Drainage by means of communal septic tank is considered undesirable because of the difficulties likely to arise in the future maintenance of the septic tank and the likelihood of a resultant health hazard.



J. GANNON.

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

Dated this 28th day of APRIL 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~~
~~XXXXXXXXXXXXXXXXXXXX~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To:

..... Jordan Rafter & Associates, Register Reference No... S.A. 664
..... Main Street, Planning Control No. 11448
..... Calbridge, Application Received... 20/4/79
..... Co. Kildare. Additional Inf. Recd.

APPLICANT .. Messrs. G. & N. Beattie.

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/ 2328/79 dated 18th June, 1979 decide to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~ OUTLINE PERMISSION PERMISSION APPROVAL ~~XXXXXXXXXXXX~~

For. proposed two houses at Brounstown, Newcastle.

for the following reasons:

1. The proposed development would materially contravene Condition 1 of permission granted by Order P/1871/76, Reg. Ref. A. 1336. This permission was for one bungalow. An additional two houses on the site, as now proposed, would represent overdevelopment of the site.
2. The proposed development would result in the existing and the proposed houses having inadequate site area and inadequate road frontage.
3. The road and lane from which it is proposed to gain access to the sites are substandard and unsuitable to serve further development and the proposal would, therefore, endanger public safety by reason of traffic hazard.
4. The proposed development would constitute undesirable ribbon development and would, therefore, be injurious to the amenities of the area and contrary to the Council's policy to limit such random rural development.
5. The septic tank proposal is not acceptable to the Sanitary Authority as the width, area and slope of the site is considered to be inadequate to provide for septic tank drainage. Common septic tanks are contrary to the policy of the Sanitary Authority.
6. The applicants indicate that they are currently farming their mother's land. No indication of the extent of the holding has been submitted. It is noted that permissions have been granted for 6-houses on the adjoining land to members of the Beattie family.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date..... 19th June, 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 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.