

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE  SA522
1. LOCATION	36 Newcastle North, Newcastle,	
2. PROPOSAL	4 semi-detached houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	O/P	2.4.79
		Date Further Particulars
		(a) Requested
		(b) Received
		1. ....
		2. ....
4. SUBMITTED BY	Name	Hannigan, Whyte & Assoc.,
	Address	Main Street, Leixlip, Co. Kildare
5. APPLICANT	Name	Mrs. C. Whelan,
	Address	94 Sarsfield Park, Lucan, Co. Dublin
6. DECISION	O.C.M. No.	P/2053/79
	Date	29th May, 1979
		Notified 29th May, 1979
		Effect To refuse 0. Permission
7. GRANT	O.C.M. No.	
	Date	
		Notified
		Effect
8. APPEAL	Notified	1st Party
	Type	28/6/79
		Decision 0. Permission granted,
		Effect 19th Sept., 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 .....	Copy issued by.....Registrar.
Checked by .....	Date.....
Grid Ref.	O.S. Sheet
	Co. Accts. Receipt No.....

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: S.A. 522

APPEAL by Carmel Whelan of 94, Sarsfield Park, Lucan, County Dublin against the decision made on the 24th day of May, 1979, by the Council of the County of Dublin deciding to refuse to grant an outline permission for housing development on a site at Newcastle North, Newcastle, 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 said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons 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

Subject to compliance with the conditions specified in the Second Schedule hereto, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditons	Column 2 - Reasons for Conditions
<p>1. The detailed plans to be submitted for approval shall, inter alia, make provision for the setting back of the front boundary to a point at least 27 feet from the centre line of the adjoining road, for the provision of a footpath and grass verge along the road frontage to the standards required by the planning authority, and for a building line conforming with that established by the existing houses to the north.</p>	<p>1. In the interests of road safety and orderly development.</p>

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities 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>2. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p>

DERMOT T. McCARTHY

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

Dated this 19<sup>th</sup> day of September 1980.



# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT  
46/49 Dame Street,  
Dublin 2.

Telephone 712355  
Ext.: 143/145

## NOTIFICATION OF A DECISION TO REFUSE:

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

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

To;

**Hannigan, Whyte & Assoc.,**  
Architect,  
Main Street,  
Leixlip,  
Co. Kildare.

Register Reference No. **S.A.522.**  
Planning Control No. ....  
Application Received **2/4/79**  
Additional Inf. Recd. ....

APPLICANT **Mrs. C. Whelan.**

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/ **2053/79** dated **29th May 1979** decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~PERMISSION~~

For **Proposed 4 houses at 36 Newcastle North, Newcastle, Co. Dublin.**

for the following reasons:

1. There is no foul sewer available to serve the proposed development.
2. The proposed development would be premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
3. The proposed density of the development is considered to be excessive having regard to the maximum standard of the Council's requirements of 10 houses per acre and open space requirements.
4. The applicant has not shown that she can provide the required improvements to Peamount Road and provide a 25-ft. building line set back and a 35-ft. depth of rear garden.
5. The County Council records would appear to indicate that the applicant is not the freehold owner of the site as stated in the application.

Signed on behalf of the Dublin County Council

*AS*  
for PRINCIPAL OFFICER

Date **29th May 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.

FUTURE PRINT