

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference PC.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.270 S
1. LOCATION	Mount Venus Road, Rathfarnham, Dublin 14	
2. PROPOSAL	four bedroom Bungalow	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	28.2.79
		Date Further Particulars
		(a) Requested
		(b) Received
		1. 19/4/79
		1. 8/6/79
		2.
		2.
4. SUBMITTED BY	Name	P. McNeill Esq.,
	Address	5 The Hill, Woodpark, Dublin 16
5. APPLICANT	Name	Mr. Liam O'Ceirbhail,
	Address	87 Butterfield Ave., Dublin 14
6. DECISION	O.C.M. No.	PA/2841/79
	Date	1/8/79
		Notified 2nd August, 1979
		Effect To refuse O. Permission
7. GRANT	O.C.M. No.	
	Date	
		Notified
		Effect
8. APPEAL	Notified	1st Party
	Type	27/8/79
		Decision Permission granted.
		Effect 21st 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.		

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. 270

APPEAL by Liam O'Cearbhaill of 87, Butterfield Avenue, Rathfarnham, Dublin, against the decision made on the 1st day of August, 1979, by the Council of the County of Dublin, deciding to refuse to grant an outline permission for the erection of a bungalow on a site at Mount Venus Road, Rathfarnham, 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 bungalow 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

Provided the conditions set out in the Second Schedule hereto are complied with, it is not considered that the proposed development would be contrary to the proper planning and development of the area.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
1. Before any development is commenced, the owner of the site shall have entered into an agreement with the planning authority under Section 38 of the Local Government (Planning and Development) Act, 1963, that no other house shall be erected on the holding of approximately 30 acres of which the site forms part.	1. To regulate the density of building development in the area in order to facilitate the achievement of the planning authority's main objective for the area which is to provide for the further development of agriculture.

SECOND SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. The septic tank shall be located at least 60 feet from any house, road or other septic tank and 100 feet from any source of domestic water supply.</p>	<p>2. In the interests of public health.</p>
<p>3. The developer shall pay a sum of money to the Dublin County Council as a contribution towards 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 Pleanála.</p>	<p>3. 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.</p>

BRENDAN O'DONOGHUE

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

Dated this 21st 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~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

Mr. P. MacNeill,
5 The Hill,
Woodpark,
Dublin 16.

Register Reference No. S.A. 270
Planning Control No.
Application Received 20/2/79
Additional Inf. Recd. 8/6/79

APPLICANT Mr. Liam O'Ceirbhail.

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/ PA/2841/79 dated 1st August, 1979 decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For proposed bungalow at Mount Venus Road, Rathfarnham, Dublin 14.

for the following reasons:

1. The proposed development is located in an area zoned "to provide for the further development of agriculture". The proposed development would be contrary to the proper planning and development of the area, as it would be in conflict with the above objective and would militate against the preservation of the rural environment.
2. The proposed development is served by a narrow and substandard country road. The proposed development would contribute to ribbon development along this road and would endanger public safety by reason of traffic hazard because of the generation of additional traffic turning movements on this inadequate road network.
3. Public piped sewerage facilities are not available to serve the proposed development.
4. The proposed development would be premature by reason of the said existing deficiency in piped public sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. The proposed septic tank and percolation area are located too near to the public road.
6. It is the policy of the Council, as stated in Section 2.25 of the Development Plan, that existing open spaces used for recreational purposes should be reserved as open space and that their condition be maintained in such a way as to be conducive to the maintenance or improvement of the amenity of the area in which they are situated and the development proposed involving residential development on part of this open space used for recreational purposes would contravene materially this policy.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 2nd August, 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 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 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

S.A. 270

140 7
19/4
19th April, 1979.

Mr. P. MacNeill,
5, The Hill,
Woodpark,
Dublin, 16.

Re: Proposed four-bedroom ^{Bungalow} at Mount Venus Road, Rathfarnham, Dublin, 14,
for Mr. Liam O'Ceirbhail.

A Chara,

With reference to your planning application received here on 20th February, 1979, in connection with the above, I wish to inform you that before your planning application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit adequate and satisfactory evidence that the site proposed is suitable for septic tank drainage, including soil suitability, and adequate percolation areas.
2. Satisfactory evidence that an adequate and potable water supply can be provided.

Note: Applicant should ^Uconsult with the Health Inspectors Department, 9, Rutland Place, before submitting further plans.

3. Applicant to submit site map showing outline in red the entire area of the farm owned by his father in this area.
4. Applicant to indicate whether he is prepared to sterilize an additional length of road frontage against any further development.

Please mark your reply 'Additional Information' and quote the Register Reference Number given above.

Mise le meas,

AR

For Principal Officer.

R.