

COMHAIRLE CHONTAE ÁTHA CLIATH

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| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE YA.1725 |
| 1. LOCATION | Rear 31, Fernhill Park, Manor Est., Crumlin, Dublin 12. | |
| 2. PROPOSAL | Bungalow at rear. | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | OP. | 4th Nov. 83. |
| | (a) Requested | Date Further Particulars (b) Received |
| | 1. | 1. |
| | 2. | 2. |
| 4. SUBMITTED BY | Name Mr. Albert O'Callaghan, Address 5, West Park, Tallaght, Co. Dublin. | |
| 5. APPLICANT | Name as above. Address | |
| 6. DECISION | O.C.M. No. PA/2657/83 | Notified 19th Dec., 1983 |
| | Date 19th Dec., 1983 | Effect To refuse permission (0) |
| 7. GRANT | O.C.M. No. | Notified |
| | Date | Effect |
| 8. APPEAL | Notified 25th Jan., 1984 | Decision Permission granted by An Bord Pleanála |
| | Type 1st Party | Effect 21st June, 1984 |
| 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. | | |

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| Prepared by | Copy issued by | Registrar. |
| Checked by | Date | |
| | Co. Accts. Receipt No | |

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983

County Dublin

Planning Register Reference Number: Y.A. 1725

APPEAL by Albert O' Callaghan of 5, West Park, Tallaght, County Dublin, against the decision made on the 19th day of December, 1983, by the Council of the County of Dublin to refuse an outline permission for the erection of a single-storey house on a site at the rear of 31, Fernhill Park, Manor Estate, Crumlin, Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, 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 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

Having regard to the vehicular access shown on the plan lodged with An Bord Pleanala on 13th March, 1984, and to the size of the site, and provided the detailed plans and particulars to be lodged for approval are satisfactory, it is considered that the proposed development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

| Column 1 - Conditions | Column 2 - Reasons for Conditions |
|--|--|
| <p>1. 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 arrangements for payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanala.</p> | <p>1. The provision of such 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 services.</p> |

Contd/...

SECOND SCHEDULE (Contd).

| Column 1 - Conditions | Column 2 - Reasons for Conditions |
|---|--|
| 2. The layout of the proposed development and of the means of access to it shall be in accordance with the sketch design plan lodged with An Bord Pleanála on 13th March, 1984. | 2. In the interests of orderly development and traffic safety. |

Eoghan J. Brennan

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

Dated this 21st day of June 1984.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, ~~1963~~ 1963-1983

To..... Albert O'Callaghan, Register Reference No. YA 1725.....
..... 7 West Park, Planning Control No.
..... Tallaght, Application Received 4/11/83.....
..... Co. Dublin. Additional Information Received.....
Applicant... A. O'Callaghan,.....

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/2657/83 dated..... 4/11/83 decided to refuse:

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

For..... single storey bungalow at rear at 31 Fernhill Park, Manor Estate.....
.....
for the following reasons:

1. The proposed development, located in an area zoned "to protect and/or improve residential amenity" in the County Development Plan and located on a small and inadequate site would contravene materially this objective, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the residential amenities of the area.
2. The proposed development located on a small and inadequate site would not satisfy the requirements of the County Development Plan in relation to space about dwellings and having no access to a public road would not be in accordance with the proper planning and development of the area and would be seriously injurious to the residential amenities of the area.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER
Date 19th December, 1983......

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from 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, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or presented with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. 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.