

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1723
1. LOCATION	Cunard, Tallaght, Co. Dublin.	
2. PROPOSAL	Dwelling and septic tank.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	4th Nov. 83.
	(a) Requested	Date Further Particulars (b) Received
	1. 22nd Dec., 1983	1. 22nd March, 1984
	2.	2.
4. SUBMITTED BY	Name Mr. Patrick J. Carroll, Address 274, Navan Road, Dublin 7.	
5. APPLICANT	Name Ms. Rita Bateman, Address Cunard, Tallaght, Co. Dublin.	
6. DECISION	O.C.M. No. P/1503/84	Notified 21st May, 1984
	Date 21st May, 1984	Effect To refuse permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 22nd June, 1984	Decision Permission granted by An Bord Pleanala
	Type 1st Party	Effect 14th Aug, 1986
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.		

Prepared by
Checked by

Copy issued by	Registrar.
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. 1723

APPEAL by Rita Bateman, of Cunard, Tallaght, County Dublin, against the decision made on the 21st day of May, 1986, by the Council of the County of Dublin, to refuse permission for the erection of a dwellinghouse and septic tank on a site at Cunard, Tallaght, County 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 reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The Board recognises that this upland area has an important recreational and amenity function and considers that the policy of the planning authority in this regard is appropriate and reasonable. Having regard to the existing pattern of development in the surrounding area and in particular to the small cluster of existing housing which the proposed site adjoins; the topography of the surrounding terrain in relation to the location and contours of the site and the relatively limited intervisibility of the site from most of the road network in the area; the expressed need and wishes of the appellant to maintain close links with the family farm of which the site forms a part, the Board considers that the proposed development of one further dwelling unit would be absorbed in the visual entity of the existing residential cluster without injury to the landscape, or the visual and recreational amenities of the area and would accord with the proper planning and development of the area provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. The dwellinghouse shall be of single storey, gabled construction only throughout and shall be sited a minimum distance of 60 feet (sixty feet) from the boundary of the adjoining public road.

Reason: To facilitate the integration of the house into the surrounding area in the interest of visual amenity.

SECOND SCHEDULE (CONTD.)

2. The external walls shall be coloured off-white, the roofing materials shall be of a blue-black, black or dark grey colour and the boundary treatment shall be in natural materials indigenous to the area.

Reason: To facilitate the integration of the house into the surrounding area in the interest of visual amenity.

3. The house shall be first occupied by the appellant or by a member of her immediate family.

Reason: To restrict development to local housing needs.

4. The effluent from the septic tank shall be first treated via a proprietary sewage treatment unit (such as the Clearwater Miniclere Unit) prior to final disposal via the percolation area. Otherwise, the septic tank and percolation area(s) shall be constructed and located in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems" issued by the Department of the Environment in November, 1980.

Reason: In the interests of public health and the protection of the water catchment area of the Bohernabreena reservoir.

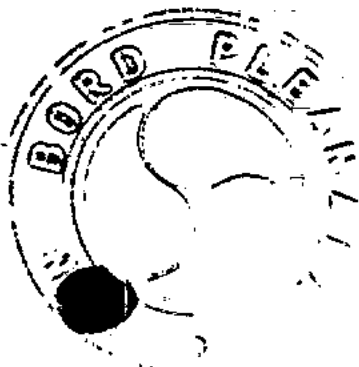
5. Revised plans showing the details of the siting, design and external appearance of the dwellinghouse, the landscaping of the site and the means of access thereto shall be submitted for approval by the planning authority before the commencement of development on the site.

Reason: In the interest of orderly development.



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

Dated this 14th day of August 1986.



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: ~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION: APPROVAL
XXXXXXXXXXXXXXXXXXXX
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1962-82, 1963-1983

To **Rita Bateman,** Register Reference No. **YA 1723**
..... **Conard,** Planning Control No.
..... **Tallaght,** Application Received **4/11/83**
..... **Co. Dublin,** Additional Information Received **22/3/84**
Applicant **Miss R. Bateman,**

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/ **1303/84** dated **21/5/84** decided to refuse:

OUTLINE PERMISSION ~~XXXXXXXXXXXXXXXXXXXX~~ PERMISSION APPROVAL ~~XXXXXXXXXXXX~~
For **erection of a dwelling house and septic tank at Conard, Tallaght.**

for the following reasons:

1. The site is located in an area zoned with the objective of protecting and improving high amenity areas in the Development Plan. The residential development proposed in this 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, would be contrary to the proper planning and development of the area and would seriously injure the amenities of the area with the objective of protecting and improving high amenity areas.
2. 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 sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposed development served by septic tank drainage and located within the catchment area of the Bhoernabreena Reservoir would cause pollution to the said reservoir and would endanger public health by reason of this pollution.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date ... **21st May, 1984.**

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 agent 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.

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NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: PERMISSION: APPROVAL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1962-82: XXXXXXXX 1963-1983

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YA 1723

22nd December, 1983.

Ms. R Bateman,
Cunard,
Tallaght,
Co. Dublin:

RE: Proposed erection of a dwelling house and septic tank at
Cunard, Tallaght, for R. Bateman.

Dear Madam,

With reference to your planning application received here on 4th November, 1983, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit specific evidence of soil suitability for septic tank drainage and that an adequate and satisfactory potable water supply can be provided.
2. Applicant to submit specific evidence that the proposed development is acceptable to Dublin Corporation's Water Works Department, together with any necessary adjustments which are required by the Water Works Department, for the purpose of insuring that feeder streams to the reservoir are not contaminated.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer.