

COMHAIRLE CHONTAE ÀTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1655
1. LOCATION	Redgap, Saggart, Co. Dublin.	
2. PROPOSAL	Bungalow & Stables.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	20th Oct. 83.
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Mr. Michael Healy, Address 104, St. Maelruan's Park, Tallaght, Co. Dublin.	
5. APPLICANT	Name Mr. Frank Hyland, Address Redgap, Rathcoole, Co. Dublin.	
6. DECISION	O.C.M. No.	PA/2595/83
	Date	15th Dec., 1983
	Notified	15th Dec., 1983
	Effect	To refuse permission
7. GRANT	O.C.M. No.	
	Date	
	Notified	
	Effect	
8. APPEAL	Notified	25th Jan., 1984
	Type	1st Party
	Decision	Permission granted by An Bord Pleanala
	Effect	24th Jan., 1985
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. 1655

APPEAL by Frank Hyland, of Redgap, Rathcoole, County Dublin, against the decision made on the 15th day of December, 1983, by the Council of the County of Dublin to refuse permission for the erection of a bungalow and stables on a site at Redgap, Saggart, 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 erection of the said bungalow and stables 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the planning history of the site the Board considers that it would not be reasonable to withhold planning permission for the residential and other development proposed for the particular site.

SECOND SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

1 (a) The existing road boundary shall be removed and replaced by a new boundary to be sited 3 metres behind the existing road boundary.

(b) The area between the new road boundary and the nearer edge of the carriageway shall be excavated to a depth of 400 mm, filled with granular material, compacted to road level and left suitable for parking. Roadside drainage shall not be obstructed.

1. In the interests of road safety.

SECOND SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

(c) The entrance to the site shall be recessed 5 metres behind the new front boundary and vision splays at an angle of 45° shall be provided.

2. The provision of septic tank drainage shall be in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems" as issued by the Department of the Environment in November, 1980. Drainage from the stables shall be in accordance with the requirements of the planning authority.

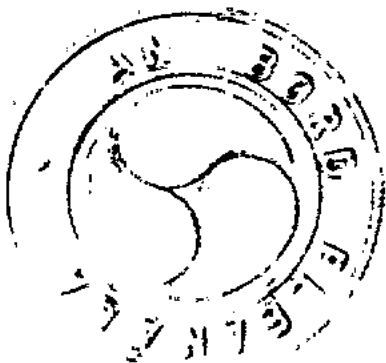
3. Water supply shall be in accordance with the requirements of the planning authority.

4. The stables shall be used only for purposes incidental to the enjoyment of the dwelling house as such and not for commercial purposes.

2. In the interests of public health.

3. In the interests of public health.

4. In the interests of proper planning control.



D. Hannigan

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

Dated this 24 day of *January* 1985

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, ~~1962~~ 1963-1983

To F. O'Donnell & Co., Register Reference No. YA 1655
24 Upper Fitzwilliam St., Planning Control No.
Dublin 2, Application Received 20/10/83
Additional Information Received

Applicant P. E. Hyland.

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/2595/83 dated 15/12/83 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~
For Proposed bungalow and stables at Saggart.

for the following reasons:

1. The proposed development would materially contravene condition no. 3, of Order No. P/99/72, dated 26/4/72, Reg. Ref. E 374, which requires that not more than one dwelling be erected on the 5 acre site of which the site of the present proposal forms part.
2. The site is located in an area zoned "to provide for the further development of agriculture" 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 ~~stip~~ objective, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
3. There are no public piped sewerage facilities available to serve the proposed development.
4. 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.
5. The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic turning movements onto this substandard narrow road.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 15th 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 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 connection 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.