

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1404
1. LOCATION	Athgoe South, Newcastle.	
2. PROPOSAL	Finish partly constructed revised Bungalow.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
		Date Further Particulars
	P.	12thc. Aug. 1983.
	(a) Requested	(b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Mr. J. Fitzpatrick, Address 25. Tonlegee Road, Coolock, Dublin 5.	
5. APPLICANT	Name Mr. Ciaran Monahan. Address Little Acre, Newcastle Road, Peamount, Co. Dublin.	
6. DECISION	O.C.M. No. PA/2236/83	Notified 11th Oct., 1983
	Date 11th Oct., 1983	Effect To refuse permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 16th Nov., 1983	Decision Permission granted by
	Type 1st Party	Effect 26th Nov., 1984
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register ENF.3491 - Section 35	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

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: YA 1404

APPEAL by Ciaran Monahan of Little Acre, Newcastle Road, Peamount, County Dublin against the decision made on the 10th day of October, 1983, by the Council of the County of Dublin to refuse permission for development consisting of the completion of a partly constructed revised bungalow on an approved site at Athgoe South, Newcastle, 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 reasons 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 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

Taken in conjunction with existing and permitted development on the site, it is not considered that the development would seriously injure the amenities of the area or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

1. 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" issued by the Department of the Environment in November, 1980, and the septic tank shall be located in accordance with the requirements of the planning authority.
2. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of public water supply in the area. The amount to be paid shall be agreed between the developers and the said Council and shall be paid within one month of the date of this order.

1. In the interests of public health.
2. The provision of such a service in the area by the Council facilitates the development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
3. The front boundary wall shall be set back at least 20 feet from the centre line of the existing road and the area of ground between the proposed new road boundary fence and the carriageway of the existing road shall be surfaced in accordance with the requirements of the planning authority.	3. In the interests of traffic safety.
4. A recessed entrance shall be provided. The entrance gates shall be set back not less than 15 feet behind the new roadside boundary fence and the wingwalls shall be splayed at an angle of 45 degrees.	4. To ensure the provision of an acceptable access and parking space off the carriageway in the interests of traffic safety.
5. The roof tiles shall be turf brown, black, or slate grey in colour.	5. In the interests of visual amenity.

D. Hanrahan

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

Dated this *26th* day of *November* 1984.

JGH

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, 1963-82

To: **J. Fitzpatrick,** Register Reference No. **YA 1404**

25 Tonlees Road, Planning Control No.

Cooleck, Application Received **10/8/83** *fb*

Dublin 5. Additional Information Received

Applicant **C. Menahan**

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/2256/83** dated **11/10/83** decided to refuse:

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

For **completion of partly constructed revised bungalow on approved site at Athgore South,**
Newcastle.
for the following reasons:

1. The development is located in an area zoned 'B' in the 1983 Development Plan - "to protect and provide for the development of agriculture". The development is in conflict with this zoning objective and will militate against the preservation of the rural environment.
2. There are no public piped sewerage facilities available to serve the proposed development.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The proposals for septic tank drainage are unacceptable for the following reasons:-
 - a. A circular septic tank has already been installed and is presently in use. This is not in accordance with IIRS Recommendations SR 6 1975.
 - b. There is no indication that a percolation area has been installed in accordance with IIRS Recommendations 1975 and Bye-Law Approval.
 - c. No details of design and location of septic tank and percolation areas have been submitted.
 - d. Location of adjoining septic tanks and percolation areas have not been indicated to determine compliance with IIRS Recommendations and Dublin County Council distance requirements.
5. The development materially contravenes conditions of earlier permission related to the site (TA 76 and XA 21) which required that the proposed house on the site be occupied by the then applicant (Regina Bean Uí Phibín) or members of her immediate family.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date **11th October, 1983.**

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála 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 Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála 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 Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.