

|                             |  |  |                      |
|-----------------------------|--|--|----------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S98A/0892                     |                      |
| 1. Location                 | Cruagh, Rockbrook, Dublin 16.  |  |                      |
| 2. Development              | House and bio-cycle waste water treatment unit.  |  |                      |
| 3. Date of Application      | 22/12/1998   | Date Further Particulars<br>(a) Requested (b) Received |                      |
| 3a. Type of Application     | Permission   | 1. 18/01/1999<br>2.                                    | 1. 22/01/1999<br>2.  |
| 4. Submitted by             | Name: P. Watson,<br>Address: 72 Weston Road, Churchtown,   |  |                      |
| 5. Applicant                | Name: D. Casey,<br>Address:<br>Cruagh, Rathfarnham, Dublin 16.   |  |                      |
| 6. Decision                 | O.C.M. No. 0531<br>Date 19/03/1999   | Effect<br>RP REFUSE PERMISSION                         |                      |
| 7. Grant                    | O.C.M. No.<br>Date   | Effect<br>RP REFUSE PERMISSION                         |                      |
| 8. Appeal Lodged            |  |  |                      |
| 9. Appeal Decision          |  |  |                      |
| 10. Material Contravention  |  |  |                      |
| 11. Enforcement             |  | Compensation   | Purchase Notice      |
| 12. Revocation or Amendment |  |  |                      |
| 13. E.I.S. Requested        |  | E.I.S. Received  | E.I.S. Appeal        |
| 14. ....<br>Registrar       |  | .....<br>Date  | .....<br>Receipt No. |

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0531   | Date of Decision 19/03/1999 |
| Register Reference S98A/0892 | Date 22nd December 1998     |

Applicant D. Casey,  
Development House and bio-cycle waste water treatment unit.  
Location Cruagh, Rockbrook, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/01/1999 /22/01/1999

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

19/03/1999

P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14.

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REG REF. S98A/0892

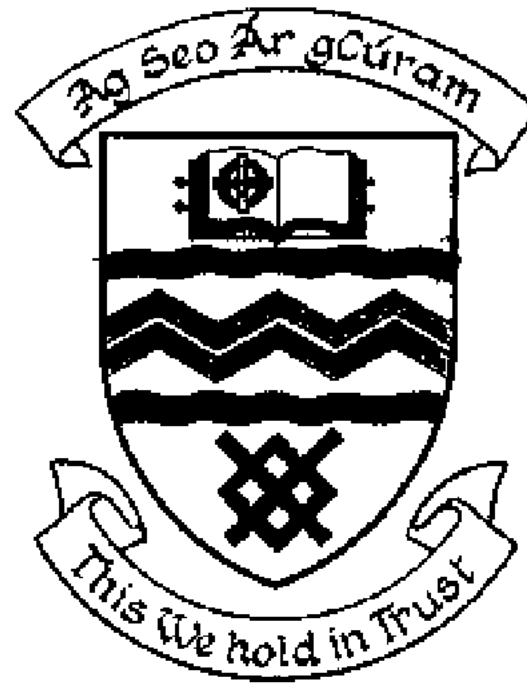
Reasons

- 1 The site is located in an area which is zoned 'B' - in the South Dublin County Development Plan 1998, where it is the objective of the Planning Authority "to protect and improve rural amenity and to provide for the development of agriculture". It is Council policy, as stated at section 2.3.1 of the current Development Plan, to restrict the spread of one off houses into rural areas and dwellings will only be permitted on suitable sites in such areas where applicants can establish a genuine need to reside in close proximity to their employment where related to the rural community or where applicants have close family ties with the rural community. It is considered that the proposed development does not meet the criteria for housing in this area and, as such, the proposed development would conflict with Council policy and would contravene the zoning objective for the area.
- 2 The proposed development would result in the encroachment of ribbon development on a highly elevated and prominent site and would be seriously injurious to the visual amenities of this scenic rural area. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional turning movements on a heavily trafficked and substandard road at an access where vision is limited and cannot be improved due to limited road frontage.
- 4 The proposed development would constitute undesirable ribbon development on a substandard rural road network, which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 5 The house design is considered inappropriate in this location. A single storey dwelling only would be acceptable, other difficulties being overcome.

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- 6 The planning appeal in relation to the application on these lands on which the Council refused permission by Order dated 10/09/98 (S98A/0382) has not been decided by An Bord Pleanála.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                         |
|------------------------------|-------------------------|
| Order Number 0108            | Date of Order 18/01/99  |
| Register Reference S98A/0892 | Date 22nd December 1998 |

**Applicant** D. Casey,  
**Development** House and bio-cycle waste water treatment unit.  
**Location** Cruagh, Rockbrook, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 14/01/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

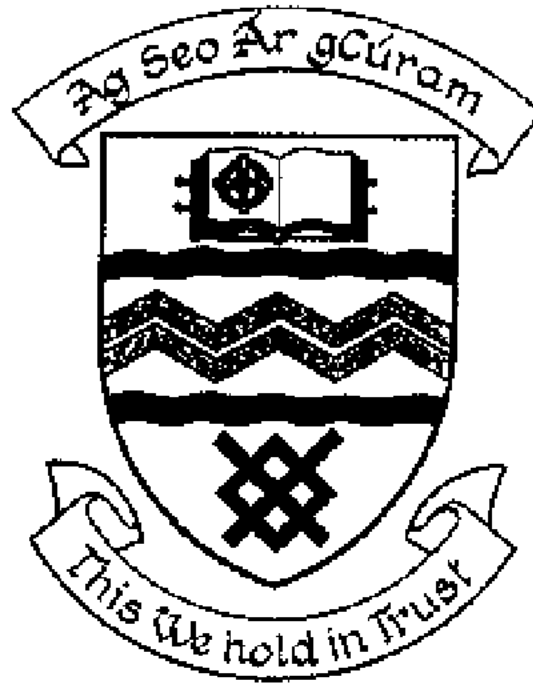
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

19/01/99