

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0827	
1. Location	Military Road, Woodtown, Rathfarnham, Dublin 16.		
2. Development	Dwellinghouse with garage under and septic tank and percolation area and new entrance on to road to replace existing adjacent entrance.		
3. Date of Application	07/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conroy Crowe Kelly, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: J. & M. Bradshaw, Address: Military Road, Woodtown, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0358 Date 19/02/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/03/1999	Written Representations	
9. Appeal Decision	08/09/1999	Refuse Permission	
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. Registrar Date Receipt No.			

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S98A/0827

APPEAL by James and Mary Bradshaw care of Conroy Crowe Kelly of 65 Merrion Square, Dublin against the decision made on the 19th day of February, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a house with garage under and septic tank and percolation area and new entrance onto the road to replace existing adjacent entrance on lands at Military Road, Woodtown, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the location of the proposed development on an elevated site in an area zoned 'B' in the current South County Development Plan for which the objective is "to protect and improve rural amenity and to provide for the development of agriculture (which objective is considered reasonable), and to the existence of three dwellings on this landholding, it is considered that the proposal would contravene materially the provisions of the Development Plan and would, therefore, be contrary to the proper planning and development of the area.
2. The propose development would endanger public safety by reason of traffic hazard due to the generation of additional turning movements on a heavily-trafficked substandard regional route, where there are no footpaths or public lighting and where traffic is travelling at high speeds. The proposed removal of the roadside hedgerow to improve sight distances at the entrance would be contrary to the zoning objective for the area in so far as it seeks to protect and improve rural amenity.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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Baile Átha Cliath 24.

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

Decision Order Number 0358	Date of Decision 19/02/1999
Register Reference S98A/0827	Date 7th December 1998

Applicant J. & M. Bradshaw,
Development Dwellinghouse with garage under and septic tank and
percolation area and new entrance on to road to replace
existing adjacent entrance.
Location Military Road, Woodtown, Rathfarnham, Dublin 16.
Floor Area Sq Metres
Time extension(s) up to and including 23/02/1999
Additional Information Requested/Received /

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

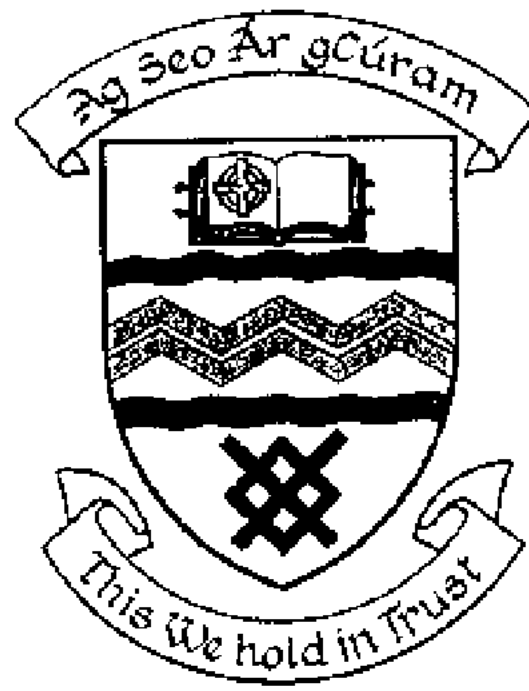
MA
..... 19/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Conroy Crowe Kelly,
65 Merrion Square,
Dublin 2.

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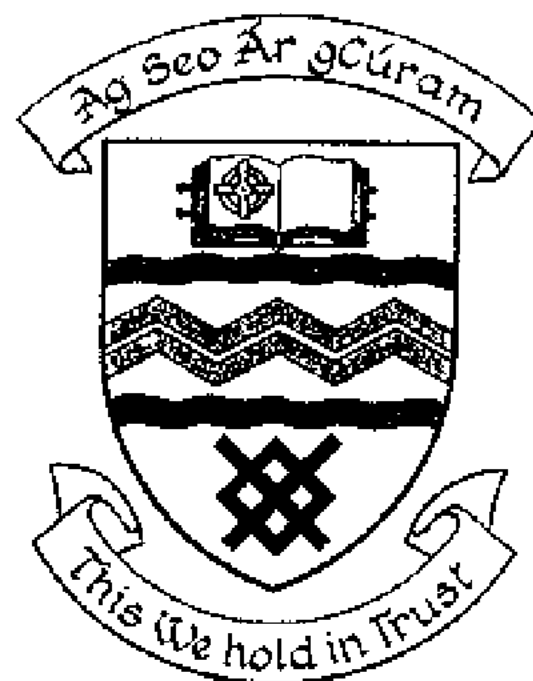
REG REF. S98A/0827

Reasons

- 1 Having regard to the location of the proposed development on an elevated site in an area zoned 'B' in the current South Dublin County Development Plan for which the objective is "to protect and improve rural amenity and to provide for the development of agriculture", and to the existence of three permitted dwellings on this landholding, it is considered that the proposed development would materially contravene the provisions of the Development Plan and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional turning movements on a heavily trafficked substandard regional route, where there are no footpaths or public lighting and where traffic is travelling at high speeds. The proposed removal of the roadside hedgerow to improve sight distances at the entrance would be contrary to the zoning objective for the area in so far as it seeks to protect and improve rural amenity.
- 3 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

NOTE: The Planning Authority would consider a proposal for the construction of a "Granny Flat" extension to the existing house.

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

Decision Order Number 0278	Date of Decision 11/02/1999
Register Reference S98A/0827	Date 7th December 1998

Applicant J. & M. Bradshaw,
App. Type Permission
Development Dwellinghouse with garage under and septic tank and
percolation area and new entrance on to road to replace
existing adjacent entrance.

Location Military Road, Woodtown, Rathfarnham, Dublin 16.

Dear Sir / Madam,

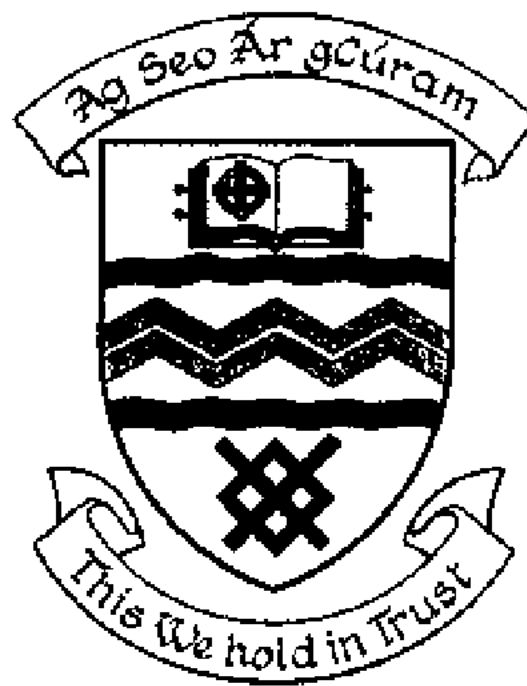
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 23/02/1999

Yours faithfully

PA
..... 12/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Conroy Crowe Kelly,
65 Merrion Square,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0223	Date of Decision 05/02/1999
Register Reference S98A/0827	Date 7th December 1998

Applicant J. & M. Bradshaw,
App. Type Permission
Development Dwellinghouse with garage under and septic tank and
percolation area and new entrance on to road to replace
existing adjacent entrance.

Location Military Road, Woodtown, Rathfarnham, Dublin 16.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 12/02/1999

Yours faithfully

LA
..... 05/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Conroy Crowe Kelly,
65 Merrion Square,
Dublin 2.