

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0593	
1. Location	2 School Road, Rathcoole, Co. Dublin.		
2. Development	Two storey house at rear with vehicular access from Forest Hills.		
3. Date of Application	24/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/09/1998 2.	1. 14/10/1998 2.
4. Submitted by	Name: William Doran, Address: 7 St. Mary's Road, Ballsbridge,		
5. Applicant	Name: T. Hogan, Address: 2 School Road, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2463  Date 04/12/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	23/12/1998	Written Representations	
9. Appeal Decision	22/04/1999	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 1998

County South Dublin

Planning Register Reference Number: S98A/0593

**APPEAL** by Tommy Hogan care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 4th day of December, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a two-storey house at rear with vehicular access from Forest Hills a 2 School Road, Rathcoole, County Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## SCHEDULE

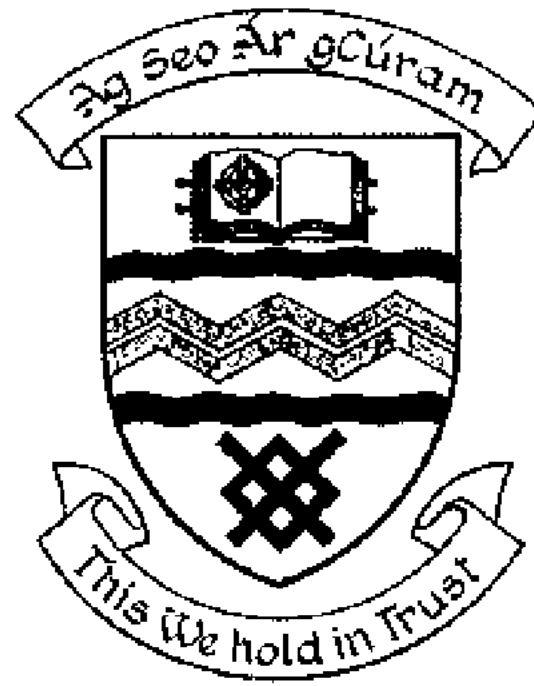
1. Having regard to the absence of any spare capacity in the public foul drainage system which is already over-loaded, it is considered that the proposed development would be premature by reference to the deficiency in the provision of sewerage facilities and the period within which the constraints involved may reasonably be expected to cease. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed two-storey house would seriously injure the amenities of property in the vicinity by reason of overlooking of back gardens and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 22<sup>nd</sup> day of April, 1999.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 2463</b>	<b>Date of Decision 04/12/98</b>
<b>Register Reference S98A/0593</b>	<b>Date 24th August 1998</b>

**Applicant** T. Hogan,  
**Development** Two storey house at rear with vehicular access from Forest Hills.  
**Location** 2 School Road, Rathcoole, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 16/09/98 /14/10/98

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

.....  
for SENIOR ADMINISTRATIVE OFFICER

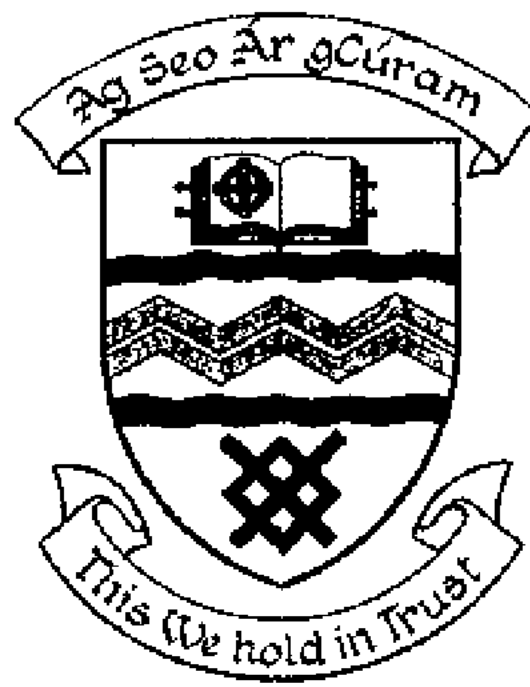
07/12/98

William Doran,  
7 St. Mary's Road,  
Ballsbridge,  
Dublin 4.

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**Reasons**

- 1 The proposed development would be prejudicial to public health given the absence of any spare capacity in a public foul drainage system which is already over-loaded and would contribute to pollution in the area.
- 2 The proposed development would be prejudicial to public health and contrary to the proper planning and development of the area arising out of the proposal to use soakways for the disposal of surface water which is not acceptable in a built-up area. There is an existing public surface water sewer adjacent to the site.
- 3 The proposed two-storey house would seriously injure the amenities of property in the vicinity caused by overlooking of rear gardens of houses 1-3 School Road.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1849	Date of Order 16/09/98
Register Reference S98A/0593	Date 24th August 1998

**Applicant** T. Hogan,  
**Development** Two storey house at rear with vehicular access from Forest Hills.  
**Location** 2 School Road, Rathcoole, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 09/09/98 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice cannot be easily read by persons using the public road. Before this application can be considered, you must erect a new 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:-

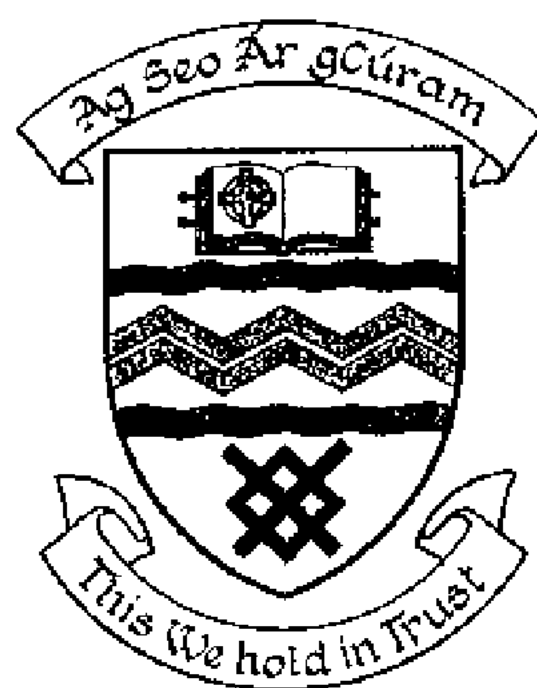
- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

William Doran,  
7 St. Mary's Road,  
Ballsbridge,  
Dublin 4.

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- (a) Applicant's name
- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (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,

*PH*  
.....  
for Senior Administrative Officer.

16/09/98