

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0587	
1. Location	Arderrig, Lucan, Co. Dublin.		
2. Development	Construction of bungalow with bio cycle unit and new entranceway.		
3. Date of Application	24/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Trish Casey & Stephen Higgs, Address: Radam, Arderrig,		
5. Applicant	Name: Trish Casey & Stephen Higgs, Address: Radam, Arderrig, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2158 Date 22/10/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	23/11/1998	Written Representations	
9. Appeal Decision	21/06/1999	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/0587

APPEAL by Trish Casey and Steve Higgs of Radam, Arderrig, Lucan, County Dublin against the decision made on the 22nd day of October, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a bungalow with biocycle unit and new entranceway at Arderrig, Lucan, 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 reason set out in the Schedule hereto.

SCHEDULE

The proposed development is located in an area zoned in the current Development Plan with the objective "to protect and improve rural amenity and to provide for the development of agriculture". This objective is considered reasonable. It is a policy of the planning authority, as set out in the Development Plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. The proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and community facilities in an area where they are not proposed, interfere with the rural character and attractiveness of the area and would, therefore, contravene materially the development objective as set out in the Development Plan and be contrary to the proper planning and development of the area.

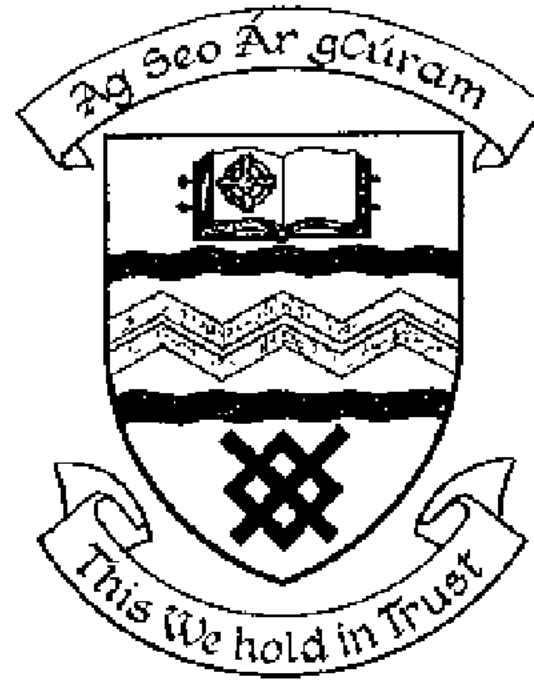


Brian Hunt

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

Dated this *21st* day of *June* 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,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2158	Date of Decision 22/10/98
Register Reference S98A/0587	Date 24th August 1998

Applicant Trish Casey & Stephen Higgs,
Development Construction of bungalow with bio cycle unit and new
entranceway.
Location Arderrig, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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.

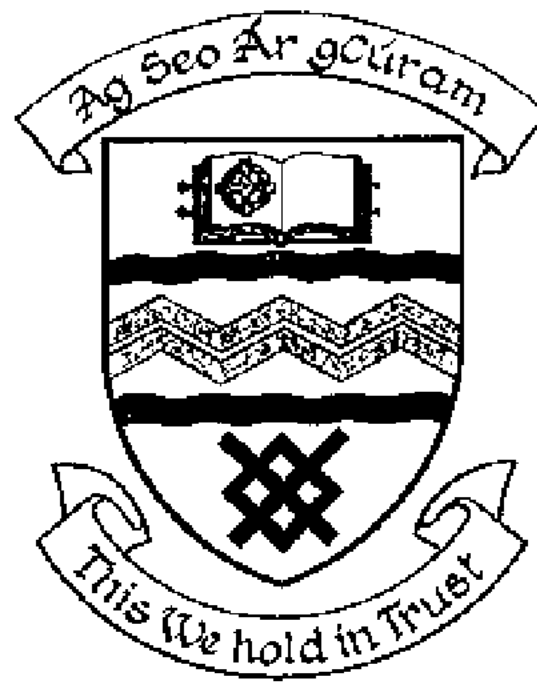
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

JA
..... 22/10/98
for SENIOR ADMINISTRATIVE OFFICER

Trish Casey & Stephen Higgs,
Radam,
Arderrig,
Lucan,
Co. Dublin.

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REG REF. S98A/0587

Reasons

- 1 The proposed development would contravene materially a development objective indicated in the Dublin County Development Plan 1993 for the use solely or primarily of particular areas for particular purposes i.e. zoning objective 'B' "to protect and provide for the development of agriculture" in the Dublin County Development Plan 1993.
- 2 The proposed development would contravene the policies of the Dublin County Development Plan 1993 regarding dwellings in rural areas as set out in paragraph 2.3.6 of the said Development Plan in that the applicant has not demonstrated that the dwelling is for a native of the area with an established genuine need to reside at the location or that the person occupying the dwelling would have close family ties with the rural community.
- 3 The proposed development would constitute undesirable ribbon development on a substandard rural road which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for other similar development.

NOTE: In view of the circumstances the applicant might consider making an application for the construction of a suitable granny flat within the applicant's holding.