

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0539	
1. Location	Carrigeen, Rathcoole, Co. Dublin.		
2. Development	A dormer bungalow and waste water treatment unit.		
3. Date of Application	05/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tony Colbert, Address: 169 Forest Hills, Rathcoole, Co. Dublin.		
5. Applicant	Name: John Chambers, Address: Newtown, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1991 Date 01/10/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	27/10/1998	Written Representations	
9. Appeal Decision	24/05/1999	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

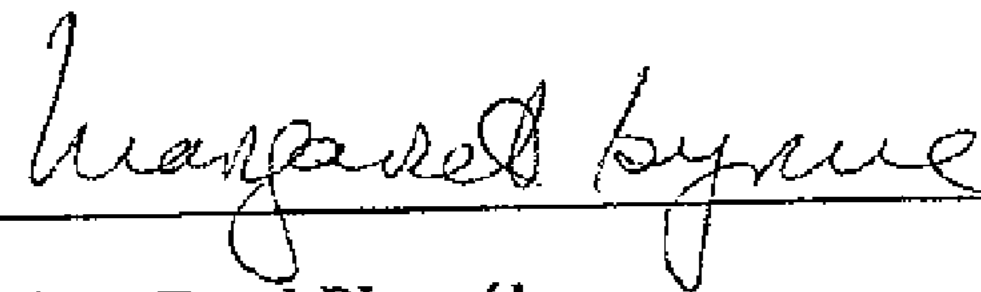
Planning Register Reference Number: S98A/0539

APPEAL by John Chambers care of Tony Colbert of 169 Forest Hills, Rathcoole, County Dublin against the decision made on the 1st day of October, 1998 by the Council of the County of South Dublin to refuse permission for the erection of a dormer bungalow and waste water treatment unit at Carrigeen, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the erection of the said dormer bungalow and waste water treatment unit for the reasons set out in the Schedule hereto.

SCHEDULE

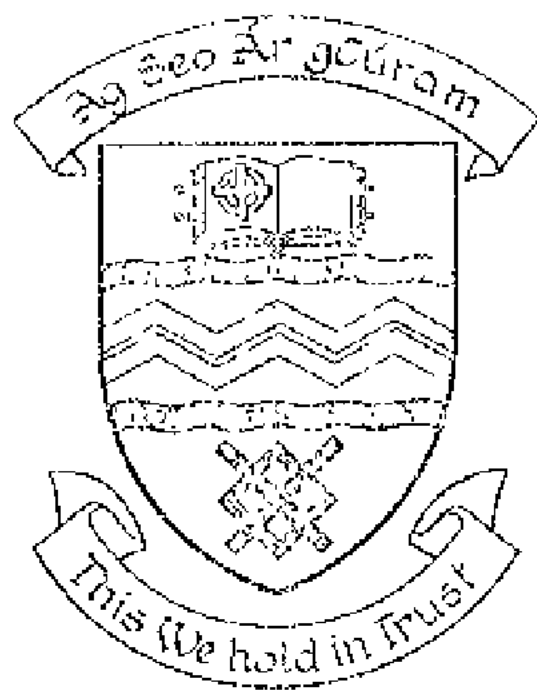
1. The site is located in an area with the zoning objective to protect and provide for the development of agriculture, in the current Development Plan for the area, which objective is considered to be reasonable. It is considered that the erection of a house at the proposed location would contravene the development plan objective and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would constitute undesirable ribbon development on a substandard road in an area lacking certain public services and community facilities and would be likely to lead to demands for the uneconomic provision of further public services. 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 traffic turning movements on a heavily-trafficked road which is inadequate in carriageway width and where there are no footpaths or public lighting. The proposed development 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 24th day of May 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telephone: 01-414 9000
Fax: 01-414 9104

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

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1991	Date of Decision 01/10/98
Register Reference S98A/0539	Date 5th August 1998

Applicant John Chambers,
Development A dormer bungalow and waste water treatment unit.
Location Carrigeen, Rathcoole, 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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

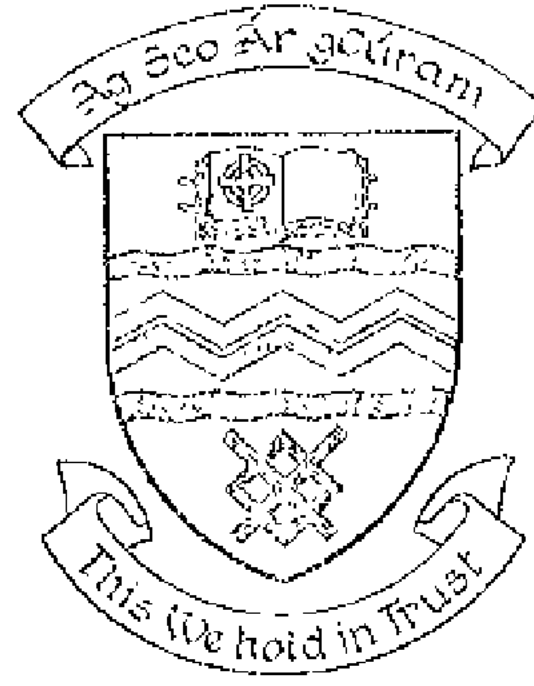
..... 01/10/98
for SENIOR ADMINISTRATIVE OFFICER

Tony Colbert,
169 Forest Hills,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamlacht,
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Telefon: 01-414 9000
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REG REF. S98A/0539

Reasons

- 1 The site is located in an area with the zoning objective to protect and provide for the development of agriculture as indicated in the 1993 Dublin County Development Plan. The applicant has failed to establish a need to live at this particular location. The proposed development would, therefore, contravene materially this objective as set out in the Development Plan and would be contrary to the proper planning and development of the area.
- 2 The proposed development would constitute undesirable ribbon development on a substandard road which would lead to demands for the uneconomic provision of services. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and development of the area.