

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0382	
1. Location	Cruagh, Rockbrook, Dublin 16.		
2. Development	A house and bio-cycle waste water treatment unit.		
3. Date of Application	15/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown, Dublin 14.		
5. Applicant	Name: Mr. D. Casey, Address: 16 Beverly Crescent, Knocklyon, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 1811  Date 10/09/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	09/10/1998	Written Representations	
9. Appeal Decision	05/05/1999	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/0382

**APPEAL** by Derek Casey care of Watson Fitzgerald and Associates of 72 Weston Road, Churchtown, Dublin against the decision made on the 10th day of September, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a house and bio-cycle waste water treatment unit at Cruagh, Rockbrook, 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. The proposed development is located in an area zoned "to protect and provide for the development of agriculture". It is the policy of the planning authority as set out in the current development plan, to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the community. This policy is considered reasonable. The proposed development does not come within the scope of the housing need criteria as set out in the development plan, would contravene materially the policy of the development plan, would seriously injure the amenities of the area and would be contrary to the proper planning and development of the area.
2. It is considered that adequate sightlines cannot be provided at the proposed access to the development. The generation of additional traffic turning movements on this heavily trafficked substandard road would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.

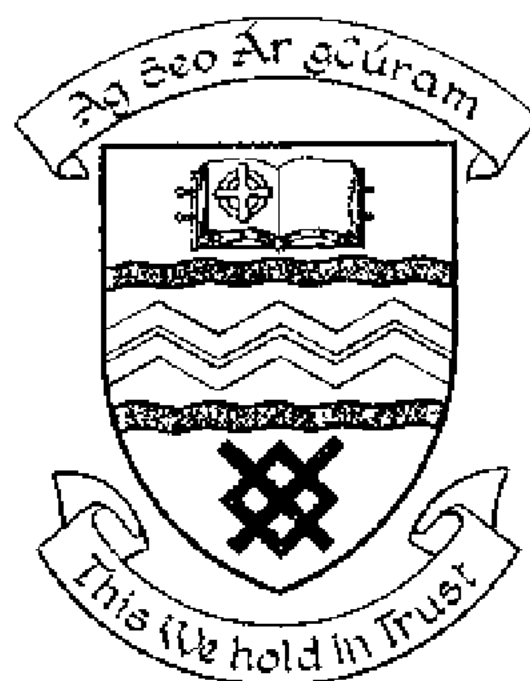
  
\_\_\_\_\_  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 5<sup>th</sup> day of May 1999.

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

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

Telefon: 01-414 9000  
Facs: 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**

<b>Decision Order Number</b> 1811	<b>Date of Decision</b> 10/09/98
<b>Register Reference</b> S98A/0382	<b>Date</b> 15th June 1998

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

**Floor Area** Sq Metres  
**Time extension(s)** up to and including 15/09/98

**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

.....  
for SENIOR ADMINISTRATIVE OFFICER

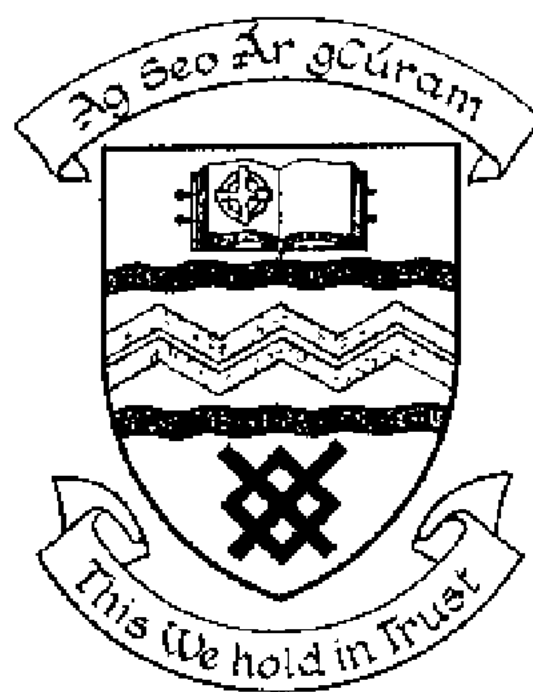
10/09/98

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

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REG REF. S98A/0382

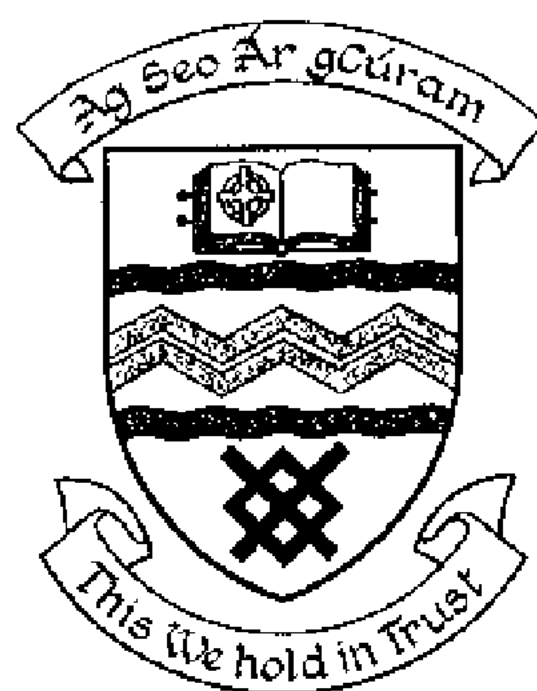
**Reasons**

- 1 The proposed development is located in an area zoned "to protect and provide for the development of agriculture". It is the policy of the Planning Authority, as set out in the current Development Plan, to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the community. The applicant has not established a sufficient case in this regard. The proposed development would conflict with the above policy and would, therefore materially contravene the said zoning objective. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would result in the encroachment of ribbon development on a highly elevated and prominent site. The proposed development would interfere with views which it is considered necessary to preserve and would therefore seriously injure the visual amenity of this scenic rural area.
- 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. The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional movements on this heavily trafficked and substandard road.

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

<b>Decision Order Number 1488</b>	<b>Date of Decision 24/07/98</b>
<b>Register Reference S98A/0382</b>	<b>Date 15th June 1998</b>

**Applicant** Mr. D. Casey,  
**App. Type** Permission  
**Development** A house and bio-cycle waste water treatment unit.  
  
**Location** Cruagh, Rockbrook, 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 15/09/98

Yours faithfully

..... 24/07/98  
for SENIOR ADMINISTRATIVE OFFICER

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