

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0379	
1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Bungalow, septic tank and new entrance on c.1 acre site.		
3. Date of Application	12/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/08/98 2.	1. 2.
4. Submitted by	Name: Ashlin Coleman Architects, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: D. Keane, Address: Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1739 Date 31/08/98	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
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12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

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



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

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1739	Date of Decision 31/08/98
Register Reference S98A/0379	Date 12th June 1998

Applicant D. Keane,
Development Bungalow, septic tank and new entrance on c.1 acre site.
Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.
App. Type Permission

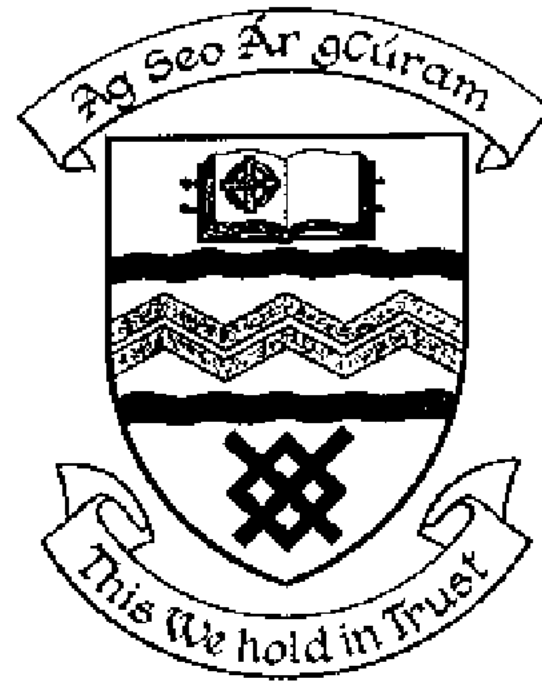
Dear Sir/Madam,

With reference to your planning application, received on 12/06/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The site of the proposed development forms part of lands which were required to be sterilised from non-agricultural development by Condition No. 7 of the permission granted under Reg. Ref. 91A/0937, for the construction of a bungalow, septic tank and entrance at this location for the applicant's parents. The applicant is requested to clarify whether or not an agreement was entered into for the sterilisation of the subject lands in compliance with the above planning condition.
- 2 The site of the proposed development is zoned for agricultural purposes in the current Development Plan. It is the Council's policy as set out at section 2.3.6(a) of the said plan that dwellings will be permitted in rural areas where applicants 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 rural community. The applicant is requested to detail how the proposed development complies with the above policy.

Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

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REG REF. S98A/0379

- 3 The applicant is requested to submit a plan of scale no less than 1:500, which clearly defines the boundaries of the application site in relation to existing development, with particular regard to the horse walker enclosure which it is proposed to retain under planning application Reg. Ref. S98A/0380.
- 4 The applicant is requested to demonstrate that the proposed development complies with the requirements of the Environmental Health Officer. In this regard the applicant is requested to submit the following information:-
- (a) results from site investigations as prescribed by Eolas SR6:1991 (i.e. trial hole and percolation tests);
 - (b) details of size and capacity of proposed septic tank;
 - (c) site location map (scale 1:250) indicating site level/contour lines and the location of any adjacent septic tanks, percolation areas and wells within 100m;
 - (d) details of compliance with Eolas SR6 of 1991.

Signed on behalf of South Dublin County Council

MA.
.....
for Senior Administrative Officer

01/09/98

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

Order Number 1302	Date of order 01/07/98
Register Reference S98A/0379	Date 12th June 1998

Applicant D. Keane,
Development Bungalow, septic tank and new entrance on c.1 acre site.
Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 24/06/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a 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

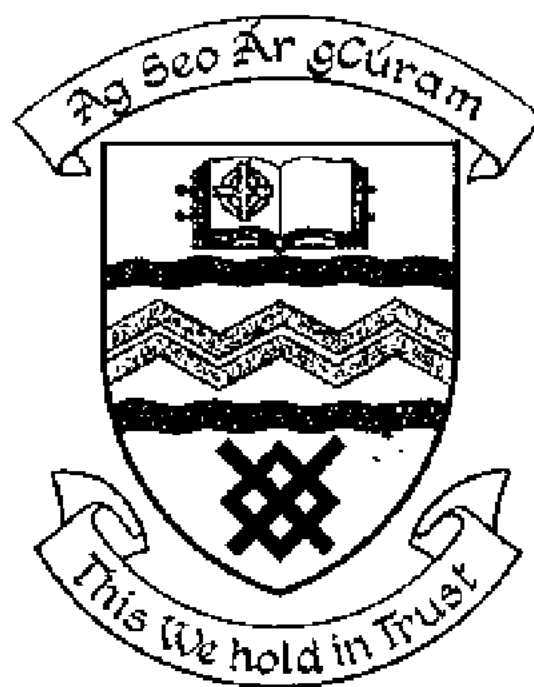
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

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:

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

Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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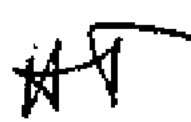
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REG REF. S98A/0379

- (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,

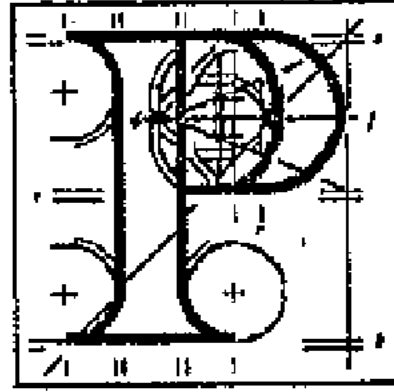

..... 01/07/98
for Senior Administrative Officer.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S98A/0379	
1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Bungalow, septic tank and new entrance on c.1 acre site.		
3. Date of Application	12/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/08/1998 2.	1. 30/03/2001 2.
4. Submitted by	Name: Ashlin Coleman Architects, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: D. Keane, Address: Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2128 Date 07/06/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	06/07/2001	Written Representations	
9. Appeal Decision	14/01/2002	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.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S98A/0379

APPEAL by David Keane care of Ashlin Coleman Architects of 36 Pembroke Road, Dublin against the decision made on the 7th day of June, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a bungalow, septic tank and new entrance on circa one acre site at Cruagh, Rockbrook, Rathfarnham, 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. The proposed development is located in an area zoned "B" in the current South Dublin Development Plan for which the objective is "to protect and improve rural amenity and provide for the development of agriculture". This objective is considered reasonable. It is a policy of the planning authority, as set out in the 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. This objective is considered reasonable. It is considered that the applicant does not come within the scope of the housing need criteria in the Development Plan. The proposed development would contravene materially the zoning objective for the area 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 sub-standard rural road network, which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

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

Dated this *14th* day of *January* 2002.

