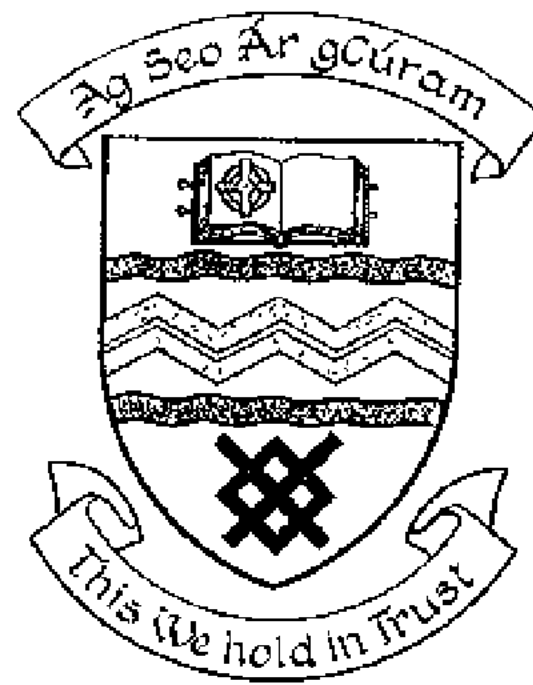


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0072	
1. Location	Spanish Oaks, Mount Venus Road, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Bungalow and biocycle system.		
3. Date of Application	12/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. T. Kelly, Address: Spanish Oaks, Mount Venus Road,		
5. Applicant	Name: Mr. Terry Kelly, Address: Spanish Oaks, Mount Venus Road, Rockbrook, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0618 Date 03/04/98	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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
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PLANNING
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0618	Date of Decision 03/04/98
Register Reference S98A/0072	Date 12th February 1998

Applicant Mr. Terry Kelly,
Development Bungalow and biocycle system.
Location Spanish Oaks, Mount Venus Road, Rockbrook, Rathfarnham,
Dublin 16.

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

06/04/98

Mr. T. Kelly,
Spanish Oaks,
Mount Venus Road,
Rockbrook, Rathfarnham,
Dublin 16.

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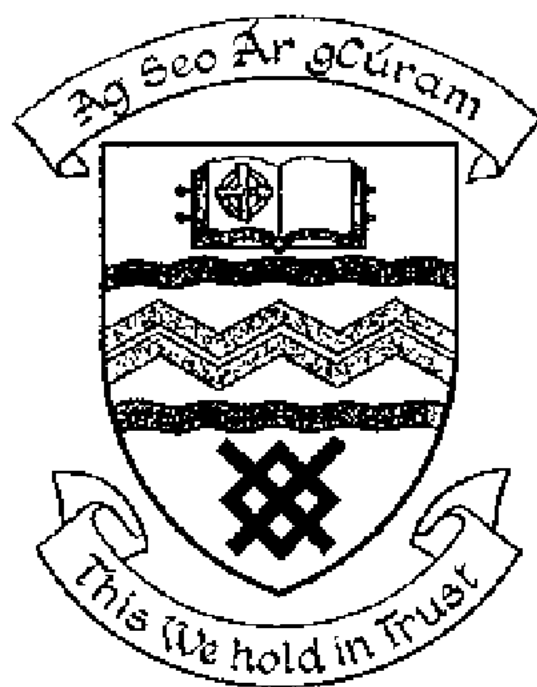
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Reasons

- 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 proposed development does not meet the housing need criteria in relation to development in such an area, would 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 be contrary to the proper planning and development of the area as the road network serving the development is deficient in capacity, width and alignment and has no footpaths or public lighting. The junction of the private road with Mount Venus Road has poor vision splays and additional turning movements would endanger public safety by reason of traffic hazard. Additional traffic on a private access road which is very substandard in alignment and structure would endanger public safety by reason of traffic hazard.
- 3 The proposed development would be contrary to the proper planning and development of the area as the applicant has failed to submit a site layout plan to scale 1:500 to enable the Planning Authority assess the effect of the proposed development on adjoining properties.
- 4 The proposed house would constitute over-development of this site and would be contrary to the existing pattern of development in the area (i.e. bungalows on sites of 0.6 acres and larger) and would, therefore, be seriously

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REG. REF. S98A/0072

injurious to the residential amenities of adjoining property.

5 The proposed development would be prejudicial to public health for the following reasons:-

- a) it is not acceptable to have two houses served by a single waste treatment unit;
- b) the applicant has failed to submit site survey and site specific proposals from the manufacturer/supplier of the proposed 'Biocycle' Unit;
- c) the applicant has failed to indicate the source of water supply to the proposed development;
- d) the applicant has failed to indicate the position of wells, watercourses, septic tanks and percolation areas on the applicant site and on adjoining sites.

NOTE: The Planning Authority will consider any planning application to extend the existing dwelling house to provide a granny flat. The flat should be less than 50% the size of the existing house, be connected to the main house by way of an internal door and be capable of reintegration into the main house when no longer required by a direct family member.