

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0137	
1. Location	Rathcoole Hill Road and Bolger's Lane, Redgap, Rathcoole, Co. Dublin.		
2. Development	Retain boundary wall to north and east of Dunard.		
3. Date of Application	02/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: B.G.D.A. Architects, Address: Amberwood Studio, Washington Lane, Dublin 14.		
5. Applicant	Name: B. Rogers, Address: "Dunard", Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1040 Date 29/05/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	25/06/97	Written Representations	
9. Appeal Decision	23/10/97	Refuse Permission	
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.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

County South Dublin

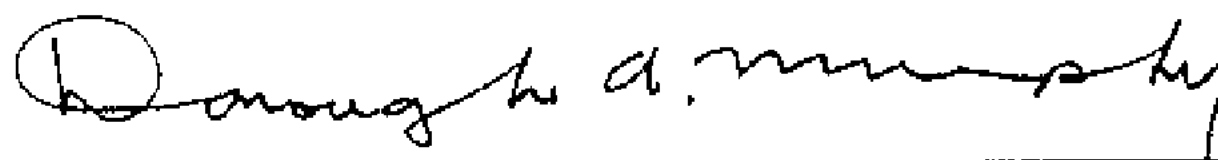
Planning Register Reference Number: S97B/0137

APPEAL by B. Rogers care of Bacon Group Design Associates of Amberwood Studio, Washington Lane, Rathfarnham, Dublin against the decision made on the 29th day of May, 1997 by the Council of the County of South Dublin to refuse permission for the retention of boundary wall to the north and east of "Dunard", Rathcoole Hill Road and Bolger's Lane, Redgap, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the retention of the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The wall proposed to be retained, by reason of its height, design, location and finish, would seriously injure the visual amenities of the area, would be inconsistent with established boundary treatments, would be contrary to the policies of the current development plan for the area, as set out at section 3.3.13 (ii), (which policies are considered to be reasonable) and would, therefore, be contrary to the proper planning and development of the area.
2. The wall proposed to be retained, by reason of its height and proximity to the edge of the public road, would restrict visibility in a southerly direction, at the junction of Bolger's Lane and Rathcoole Hill Road and would, therefore, endanger public safety by reason of traffic hazard.



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

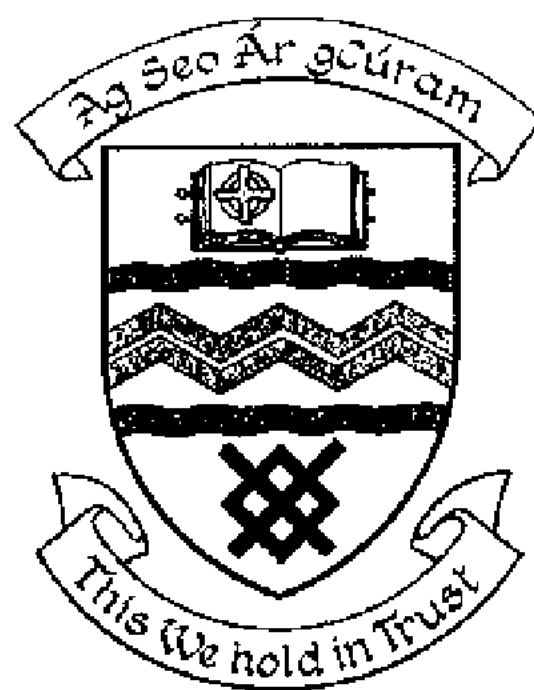
Dated this 23rd day of October 1997.

PL 06S.102983
F.L.A.

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

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

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1040	Date of Decision 29/05/97
Register Reference S97B/0137	Date 2nd April 1997

Applicant B. Rogers,
Development Retain boundary wall to north and east of Dunard.
Location Rathcoole Hill Road and Bolger's Lane, Redgap, 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

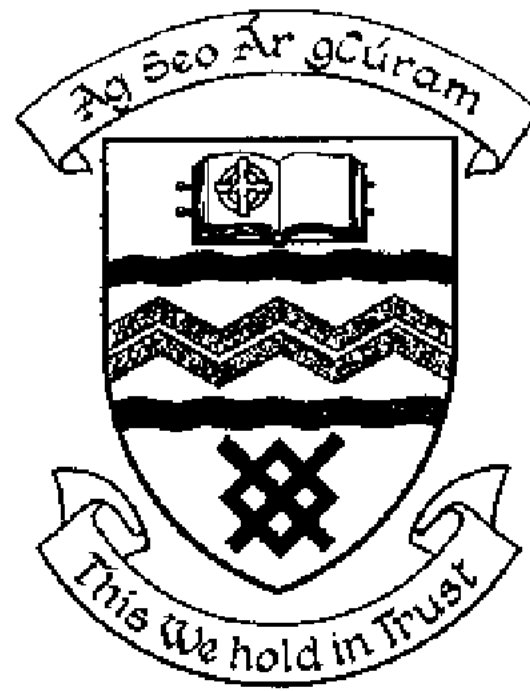
..... 29/05/97
for SENIOR ADMINISTRATIVE OFFICER

B.G.D.A. Architects,
Amberwood Studio,
Washington Lane,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

~~REG REF. 697B/0137~~

Reasons

- 1 The wall by reason of its design, height, length and location is seriously injurious to the visual amenities of this rural area and is out-of-keeping with field and property boundaries in the vicinity. The development is contrary to Section 3.3.13(ii) of the 1993 Dublin County Development Plan which states 'inter alia' that "the traditional field pattern should be preserved and roadside and field boundary hedges retained or reinstated" and further that "recessed gateways should be constructed in local materials". The retention of the wall would contravene this Development Plan objective and, as such would be contrary to the proper planning and development of the area.
- 2 The existing wall copper fastens the inadequate visibility at the junction of Rathcoole Hill Road and Bolger's Lane and would endanger public safety by reason of traffic hazard.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0137	
1. Location	Rathcoole Hill Road and Bolger's Lane, Redgap, Rathcoole, Co. Dublin.		
2. Development	Retain boundary wall to north and east of Dunard.		
3. Date of Application	02/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: B.G.D.A. Architects, Address: Amberwood Studio, Washington Lane, Dublin 14.		
5. Applicant	Name: B. Rogers, Address: "Dunard", Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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.	