

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0805	
1. Location		Newtown, Mount Venus Road, Rathfarnham, Dublin 16.			
2. Development		Single storey dwelling house and septic tank.			
3. Date of Application		12/12/97		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1. 2.	
4. Submitted by		Name: Mrs. Concepta Murray, Address: 22 The Crescent, Boden Park,			
5. Applicant		Name: Mrs. Concepta Murray, Address: 22 The Crescent, Boden Park, Dublin 16.			
6. Decision		O.C.M. No. 0245 Date 10/02/98		Effect RP REFUSE PERMISSION	
7. Grant		O.C.M. No. Date		Effect RP REFUSE PERMISSION	
8. Appeal Lodged		09/03/98		Written Representations	
9. Appeal Decision		08/10/98		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 1998

County South Dublin

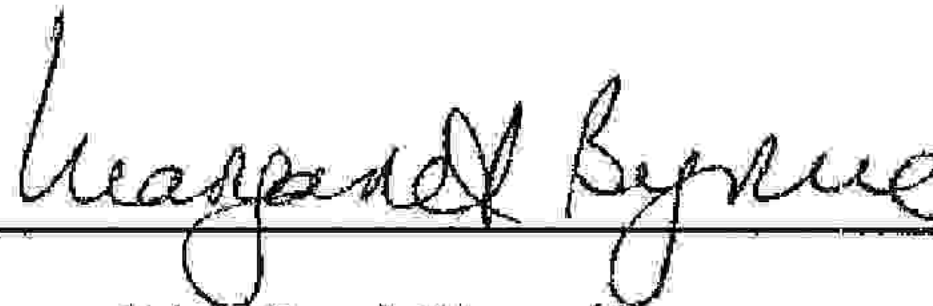
Planning Register Reference Number: S97A/0805

APPEAL by Concepta Murray care of Duffy Arias Architects of 81 Harmonstown Road, Raheny, Dublin against the decision made on the 10th day of February, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a house and septic tank at Newtown, Mount Venus Road, Rathfarnham, Dublin:

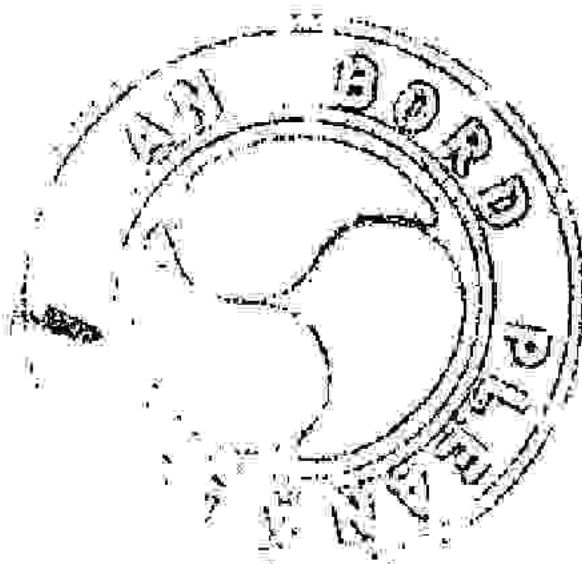
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the agricultural zoning objective for the land set out in the development plan and the fact that a number of previous permissions for houses have already been granted on the landholding of which the site forms part, it is considered that the proposed development would contravene materially the provisions of the development plan in relation to houses in rural areas (which provisions are considered to be reasonable) and would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the private road network serving the development is deficient in capacity, width and alignment. It also lacks footpaths and public lighting. The proposed development would, therefore, endanger public safety by reason of traffic hazard.
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of substandard sight distance at the junction of the private road with Mount Venus Road. 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 8th day of October 1998.

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

Decision Order Number 0245	Date of Decision 10/02/98
Register Reference S97A/0805	Date 12th December 1997

Applicant Mrs. Concepta Murray,
Development Single storey dwelling house and septic tank.
Location Newtown, Mount Venus Road, 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 PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

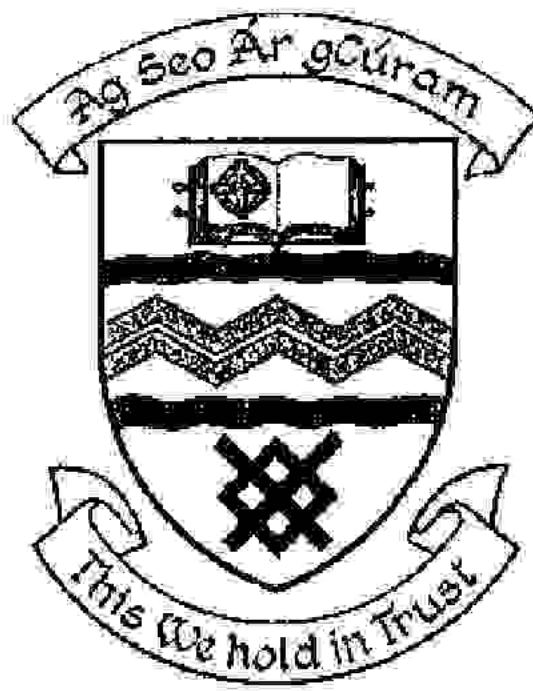
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

10/02/98

Mrs. Concepta Murray,
22 The Crescent,
Boden Park,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0805

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Reasons

- 1 Having regard to the zoning provisions of the 1993 Dublin County Development Plan and to the fact that permission has been granted for four houses on the farm holding, it is considered that the proposed development would contravene materially the provisions of 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 prejudicial to public health as the applicant has failed to indicate the source of water supply to the development.