

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0667	
1. Location	Farmersvale, Steelstown, Rathcoole, Co. Dublin.		
2. Development	Bungalow and septic tank.		
3. Date of Application	10/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Joseph Kenna Address: Blackchurch, Co. Dublin		
5. Applicant	Name: Joseph Kenna Address: Blackchurch, Co. Dublin.		
6. Decision	O.C.M. No. 4218  Date 08/12/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE 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  
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 4218	Date of Decision 08/12/97
Register Reference S97A/0667	Date 10th October 1997

Applicant Joseph Kenna  
Development Bungalow and septic tank.  
Location Farmersvale, Steelstown, 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

08/12/97

Joseph Kenna  
Blackchurch,  
Co. Dublin

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REG REF. S97A/0667

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**Reasons**

- 1 The site is located in an area to which zoning objective 'B', "to protect and provide for the development of agriculture", contained in the 1993 Dublin County Development Plan for the area, applies. It is the policy of the planning authority, as expressed in the development plan, that housing will only be permitted in rural areas where the applicant can establish a genuine need to live in the countryside for reasons relating to proximity to employment where related to the rural community, or reasons of close family ties with the rural community. It is considered that the proposed development does not come within the scope of the housing need criteria set out in the development plan. The proposed development would, therefore, contravene materially the objective of the planning authority and would be contrary to the proper planning and development of the area.
  
- 2 The proposed development would contravene materially condition no. 6 of decision to grant planning permission ref. 91A/1105 by decision order no. P/3997/91 dated 23.08.1991 which states as follows :-  
  
"6. Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning & Development) Act, 1963, restricting the land outlined in red on the submitted site location map received 27th June, 1991, from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered.  
REASON:  
To comply with the requirements of the Sanitary Services Department".



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~~REG. REF. S97A/0667~~

- 3 The proposal constitutes undesirable ribbon development on a substandard 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.
- 4 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 show the position of the '1.5 acre' site within the holding, the position of the house, entrance, septic tank and percolation area and boundary treatment.
- 5 The proposed development would be prejudicial to public health because the applicant has failed to :-
  - (a) submit a site layout plan to scale 1:500 or greater to show the location of the house relative to the septic tank and percolation areas;
  - (b) indicate the location of septic tanks and percolation areas on the adjoining sites;
  - (c) indicate the source of water supply;
  - (d) establish the suitability of the soil for the disposal of domestic effluent in line with the recommendations of SR6:1991 published by Eolas;
  - (e) the location of streams and watercourses in the vicinity.
- 6 The proposed house design does not comply with the design guidelines for 'Housing in Rural Areas' Appendix C of the 1993 Dublin County Development Plan and , as such, would be detrimental to the visual amenities of this rural area.