

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0574	
1. Location	Athgoe North, Newcastle, Co. Dublin		
2. Development	4 bedroom bungalow complete with new site access and biocycle septic tank.		
3. Date of Application	08/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul A Flanagan Address: 27 Kilnarnagh Road, Walkinstown, Dublin 12.		
5. Applicant	Name: Mr P Bishop Address: La Casa, Leixlip Road, Celbridge, Co. Kildare		
6. Decision	O.C.M. No. 3074  Date 05/11/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	21/11/97	Written Representations	
9. Appeal Decision	20/03/98	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 1993

County South Dublin

Planning Register Reference Number: S97A/0574

**APPEAL** by P. Bishop care of Paul A. Flanagan of 27 Kilnarnagh Road, Walkinstown, Dublin against the decision made on the 5th day of November, 1997 by the Council of the County of South Dublin to refuse permission for the erection of a four bedroom bungalow complete with new site access and biocycle septic tank at Athgoe North, Newcastle, County Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the erection of the said bungalow, site access and biocycle unit for the reasons set out in the Schedule hereto.

## SCHEDULE

1. The proposed development is located in an area zoned 'B' in the current development plan for the area for which the objective is "to protect and provide for the development of agriculture". This objective is considered to be 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. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for the area. The proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of public services and communal facilities in an area where these are neither available nor proposed, would interfere with the rural character and attractiveness of the area and would, therefore, contravene materially the development objective as set out in the development plan and be contrary to the proper planning and development of the area.



2. Having regard to the elevated location and sloped nature of the site, and the proposed bulk and scale of the house, it is considered that the proposed development would be visually obtrusive in this rural area and would accordingly be contrary to the proper planning and development of the area.



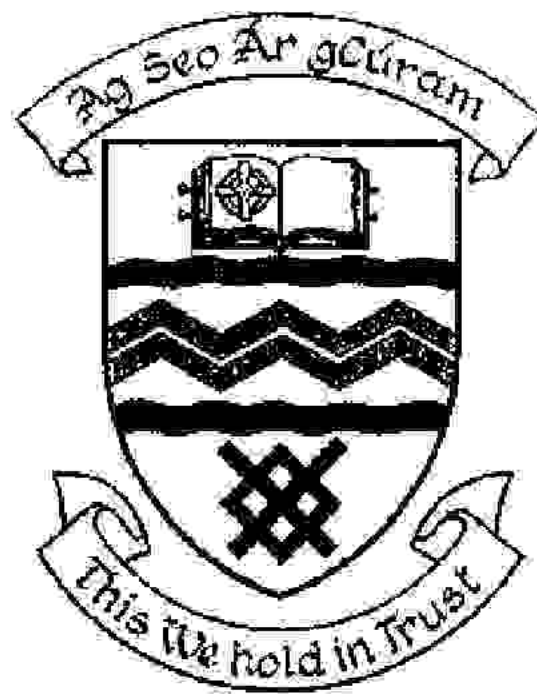
*M. J. Connell*

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

Dated this *20<sup>th</sup>* day of *March* 1998.



**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 3074	Date of Decision 05/11/97
Register Reference S97A/0574	Date 8th September 1997

**Applicant** Mr P Bishop

**Development** 4 bedroom bungalow complete with new site access and  
biocycle septic tank.

**Location** Athgoe North, Newcastle, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

05/11/97

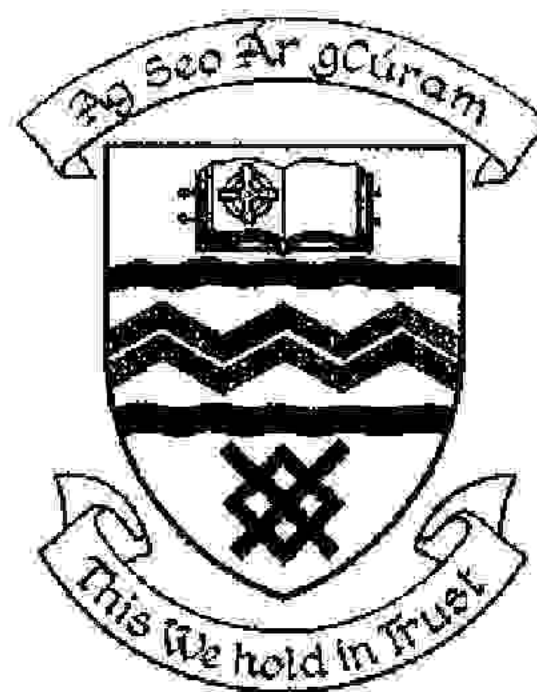
Paul A Flanagan  
27 Kilnarnagh Road, Walkinstown, Dublin 12.

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

REG REF. S97A/0574



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

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

**Reasons**

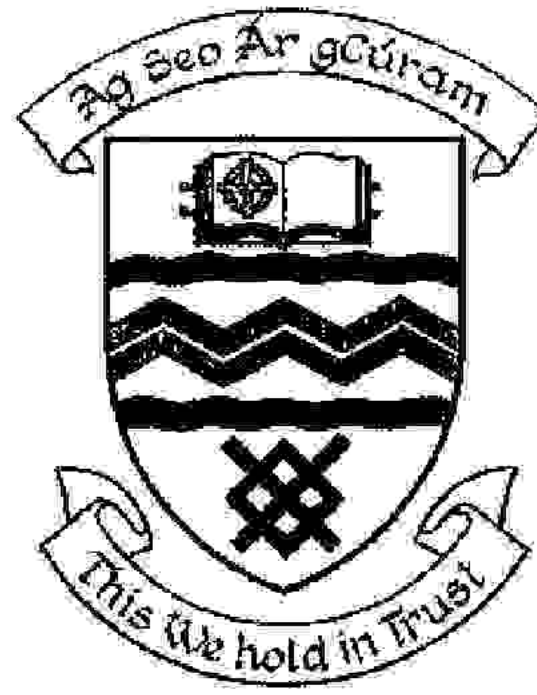
- 1 The proposed development would contravene materially a development objective indicated in the Dublin County Development Plan 1993 for the use solely or primarily of particular areas for particular purposes i.e. zoning objective B; To protect and provide for the development of agriculture in the Dublin County Development Plan 1993.
- 2 The proposed development would contravene the policies of the Dublin County Development Plan 1993 regarding dwellings in rural areas as set out in paragraph 2.3.6 of the said Development Plan in that the applicant has not established a genuine need to reside in proximity to employment which is related to the rural community nor reasons of close family ties with the rural community.
- 3 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to the uneconomic provision of services and would set an undesirable precedent for other similar developments in the area. The proposed development is therefore considered to be contrary to the proper planning and development of the area.
- 4 The proposed development by reason of it's design conflicts with the existing landform on the site and would result in the provision of a dwelling which would be obtrusive in the landscape. The development therefore conflicts with the policies of the council regarding the design of dwellings in rural areas as set out in the Dublin County Development Plan 1993.

**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

~~REG. REF. S97A/0574~~



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

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