

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0544	
1. Location	Killakee Road, Woodtown, Dublin 16.		
2. Development	A dwelling house with garages under and septic tank and percolation area on lands.		
3. Date of Application	27/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conroy Crowe Kelly, Address: Architects, 65 Merrion Square, Dublin 2.		
5. Applicant	Name: Mr. Bernard Bradshaw, Address: Killakee Road, Woodtown, Dublin 16.		
6. Decision	O.C.M. No. 3000 Date 23/10/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	24/11/97	Written Representations	
9. Appeal Decision	23/03/98	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/0544

APPEAL by Bernard Bradshaw care of Gráinne Mallon and Associates of 6 Merrion Square, Dublin against the decision made on the 23rd day of October, 1997 by the Council of the County of South Dublin to refuse a permission for development comprising a house with garages under and septic tank and percolation area on lands at Killakee Road, Woodtown, County Dublin:

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

SCHEDULE

1. Having regard to the location of the site of the proposed development in an area zoned B in the current Dublin County Development Plan for which the objective is to protect and provide for the development of agriculture (which objective is considered reasonable), and to the existing grant of permission to the applicant for a house on the farm holding (which brings to three the number of permitted houses on this holding), it is considered that the proposed development would contravene materially the provisions of the development plan and would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because the site is located alongside a busy distributor road which is substandard in alignment and without footpaths or public lighting, and the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road, at a point where sightlines are restricted and traffic tends to travel at high speeds.
3. It is considered that the proposed development constitutes ribbon development in a rural area lacking certain public services and community facilities and would, accordingly, give rise to demands for the uneconomic provision of such services and facilities. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Ann L. Quinn

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

Dated this 23rd 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 3000	Date of Decision 23/10/97
Register Reference S97A/0544	Date 27th August 1997

Applicant Mr. Bernard Bradshaw,

Development A dwelling house with garages under and septic tank and percolation area on lands.

Location Killakee Road, Woodtown, 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 (4) Reasons on the attached Numbered Pages.

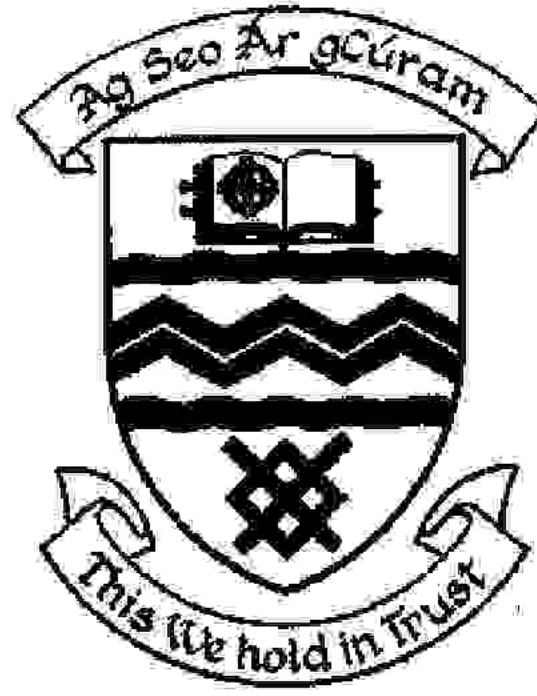
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

23/10/97

Conroy Crowe Kelly,
Architects,
65 Merrion Square,
Dublin 2.

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/0544

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

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

Reasons

- 1 Having regard to the zoning provision of the 1993 Dublin County Development Plan and to the fact that permission has already been granted to the applicant for a house on this farm holding - bringing to three the number of houses already on this 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 an development of the area.
- 2 The proposed development would endanger public safety by reason of traffic hazard due to substandard vision at the existing access and additional turning movements on a busy distributor road which is substandard in alignment with no footpaths or public lighting and where traffic is travelling at high speeds.
- 3 The proposed development constitutes ribbon development in a rural area lacking certain public services and community facilities which would create a demand for the uneconomic provision of further services and facilities.
- 4 The proposed development would be prejudicial to public health due to excessive percolation rates indicated in site tests carried out.