

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S97A/0485	
1. Location	"Prima Rosa", Cruagh, Rockbrook, Dublin 16.			
2. Development	A 2-storey extension to an existing dwelling house, to accommodate a 6 bedroom guest house, kitchen and dining room in conjunction with the continued use of the existing house as a family residence. The proposal involves providing additional car parking on site and a new private waste treatment plant.			
3. Date of Application	22/07/97		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission		1.	1.
			2.	2.
4. Submitted by	Name: Manahan & Associates, Address: 38 Dawson Street, Dublin 2.			
5. Applicant	Name: Tommy Doran, Address: "Prima Rosa", Cruagh, Rockbrook, Dublin 16.			
6. Decision	O.C.M. No. 1882 Date 18/09/97		Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date		Effect RP REFUSE PERMISSION	
8. Appeal Lodged	17/10/97		Written Representations	
9. Appeal Decision	03/04/98		Refuse Permission	
10. Material Contravention				
11. Enforcement 0		Compensation 0		Purchase Notice 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/0485

**APPEAL** by Tommy Doran care of Manahan and Associates of 38 Dawson Street, Dublin against the decision made on the 18th day of September, 1997 by the Council of the County of South Dublin to refuse a permission for development comprising a two-storey extension to an existing house to accommodate a six bedroom guesthouse, kitchen and dining room in conjunction with the continued use of the existing house as a family residence and provision of additional car parking on site and a new private waste treatment plant, all at Prima Rosa, Cruagh, Rockbrook, 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.

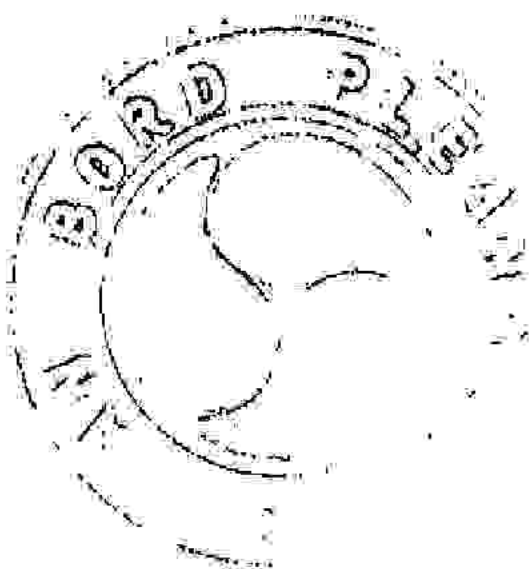
## SCHEDULE

1. Having regard to the fact that the proposed development would generate increased traffic turning movements at a narrow bridge, where there is a continuous white line on the road and where the road network is substandard in terms of width, capacity and alignment, it is considered that the proposed development would endanger public safety by reason of traffic hazard.
2. Having regard to the poor percolation properties of the soil and the high water table, exacerbated by rainwater flow down from the hill on the west boundary of the site across the lands into the river, the Board is not satisfied on the basis of the submissions made in relation to the planning application and the appeal that the proposed development, which would substantially increase the effluent disposal loading on the site, could be drained satisfactorily. The proposed development would, therefore, be prejudicial to public health.

*Margaret Byrne*

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

Dated this 3<sup>rd</sup> day of *April* 1998.





SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000

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REG REF. S97A/0485



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

Telephone: 01-462 0000

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**Reasons**

- 1 The proposed development would lead to an increase in turning movements in the vicinity of the site - particularly the right turn. The road network in the area is substandard in terms of width capacity and alignment and there is an unbroken white line in the centre of the road in the vicinity of the site. The proposed development would, therefore, endanger public safety by reason of a traffic hazard.
- 2 This proposal constitutes undesirable ribbon development on a substandard rural road network which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 3 The proposed development would be prejudicial to public health for the following reasons:
  - (a) No trial hole has been dug and no percolation tests carried out;
  - (b) The proposal to discharge treated effluent from the existing house and proposed extension, to the adjacent stream is not acceptable. Foul discharge is only permissible via percolation by soil;
  - (c) No details have been submitted on whether a gravity or pumped system is to be used for effluent from the clarifier chamber;
  - (d) Recent ground water surveys in this area reveal springwater with high levels of contamination. A mains water supply must be made available as guest

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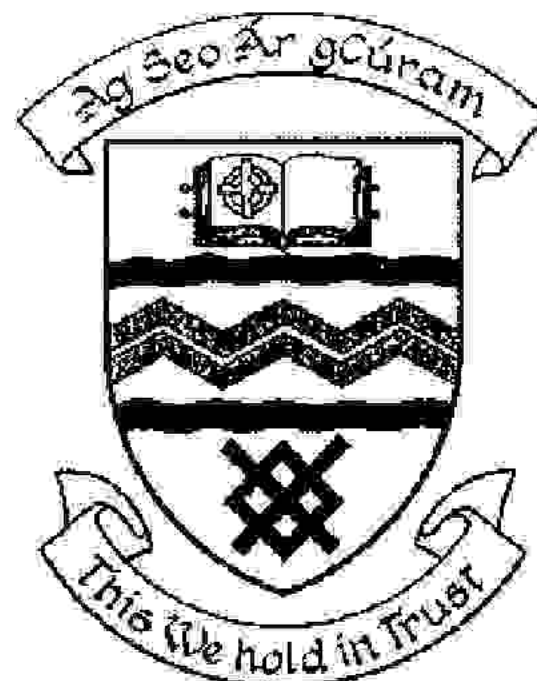
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houses are a 'registerable' category with the  
Eastern Health Board.

- 4 This proposal represents over-development on a single house site in a rural area which is the subject of strong pressure for development given the proximity of the city. The proposal is in effect a second house on this site which would not accord with the policies and objectives for development in rural areas contained in the 1993 Dublin County Development Plan. The site is zoned for agricultural use where it is the stated policy of the Council "to protect and provide for the development of agriculture".

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

Decision Order Number 1882	Date of Decision 18/09/97
Register Reference S97A/0485	Date 22nd July 1997

**Applicant** Tommy Doran,

**Development** A 2-storey extension to an existing dwelling house, to accommodate a 6 bedroom guest house, kitchen and dining room in conjunction with the continued use of the existing house as a family residence. The proposal involves providing additional car parking on site and a new private waste treatment plant.

**Location** "Prima Rosa", Cruagh, Rockbrook, 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

..... 18/09/97  
for SENIOR ADMINISTRATIVE OFFICER

Manahan & Associates,  
38 Dawson Street,  
Dublin 2.