

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0423	
1. Location	"Dromkeen", Killakee Road, Rathfarnham, Dublin 16.		
2. Development	Permission sought for a two storey dwelling house and septic tank.		
3. Date of Application	02/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick & Caitriona Shaffrey, Address: Architects, 18 Dartmouth Square North,		
5. Applicant	Name: Patrick Cooney, Address: 14 Dartry Court, Dartry Road, Dublin 6.		
6. Decision	O.C.M. No. 1714 Date 29/08/97	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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1714	Date of Decision 29/08/97
Register Reference S97A/0423	Date 2nd July 1997

Applicant Patrick Cooney,
Development Permission sought for a two storey dwelling house and septic tank.
Location "Dromkeen", Killakee 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....*LB*.....
for SENIOR ADMINISTRATIVE OFFICER

29/08/97

Patrick & Caitriona Shaffrey,
Architects,
18 Dartmouth Square North,
Ranelagh,
Dublin 6.

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Reasons

- 1 The proposed development is located in an area zoned 'G' "to protect and improve high amenity areas" in the current development plan for the area and where it is an objective to preserve views from the adjacent road. It is considered that the proposed development, because of its size, height and the elevation of the site, would be unduly obtrusive in the landscape setting, would seriously injure the visual amenities of the area, would interfere with a view which is considered necessary to preserve and would, therefore, contravene materially the development objective for the area.
- 2 It is the policy of the planning authority as set out in the current development plan that housing will only be permitted in areas zoned 'G' where the applicant is a native of the area and can demonstrate a genuine need for housing in the area. It is considered that the applicant does not come within the scope of this housing need criteria. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 3 The proposed development constitutes undesirable ribbon development on a substandard road network 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 site does not comply with the recommended minimum road frontage of 60m for houses in rural areas as set down in section 3.3.15 of the 1993 Dublin County Development Plan. The proposed development would,

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REG. REF. S97A/0423

therefore, be contrary to the proper planning and development of the area.

- 5 The proposed development would give rise to additional turning movements on a section of road where there is a full white line, a 'SLOW' paint marking and a gradient from south to north. Vision is substandard and is restricted at the exit and would endanger public safety by reason of traffic hazard.
- 6 The proposed development would be prejudicial to public health for the following reasons:-
- a) the applicant has failed to indicate the source of water supply. There is no public mains supply in this area;
 - b) the proposed percolation area does not comply with the recommendation of SR6:1991 in that it is too close to the public road and the adjoining site;
 - c) no site specific assessment has been submitted from the manufacturer/supplier of the 'BIOCYCLE' effluent treatment unit.