

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0305	
1. Location	Cruagh, Killakee, Rathfarnham, Dublin 16.		
2. Development	Dormer bungalow with double garage and vehicular access with bio-cycle septic tank.		
3. Date of Application	16/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/05/97 2.	1. 11/06/97 2.
4. Submitted by	Name: S. McCall & Associates, Address: Architects, 116 Lower Drumcondra Road, Dublin 16.		
5. Applicant	Name: Patrick Brady, Address: Cruagh, Killakee, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1557 Date 05/08/97	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1557	Date of Decision 05/08/97
Register Reference S97A/0305	Date 16th May 1997

Applicant Patrick Brady,

Development Dormer bungalow with double garage and vehicular access
with bio-cycle septic tank.

Location Cruagh, Killakee, Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/05/97 /11/06/97

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

05/08/97

S. McCall & Associates,
Architects,
116 Lower Drumcondra Road,
Dublin 16.

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REG. REF. S97A/0305



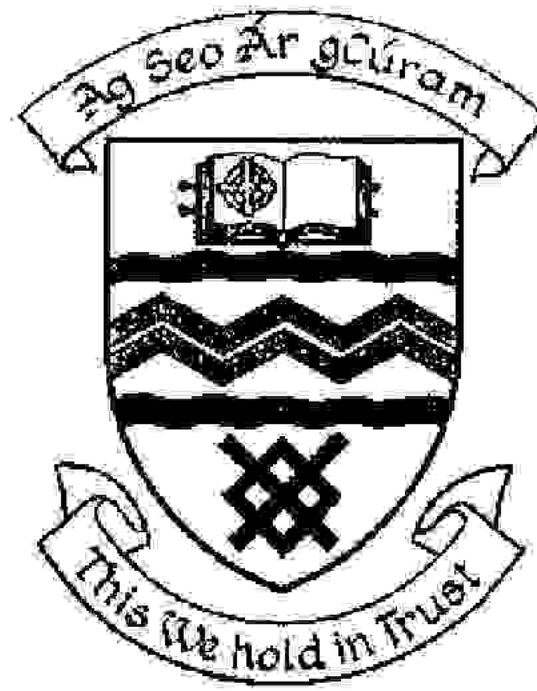
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Reasons

- 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 applicants can establish a genuine need to live in the countryside for reasons relating to proximity to their 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 proposal constitutes undesirable ribbon development in an unserviced rural area where demand will be created for the uneconomic provision of services which would set an undesirable precedent for further similar developments in the area.
- 3 The proposed development would be prejudicial to public health because the applicant has failed to establish the suitability of the soil for the disposal of domestic effluent.
- 4 The proposed development would be seriously injurious to the visual amenities of the area given the elevated nature of the site.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1044	Date of Order 30/05/97
Register Reference S97A/0305	Date 16th May 1997

Applicant Patrick Brady,
Development Dormer bungalow with double garage and vehicular access
with bio-cycle septic tank.
Location Cruagh, Killakee, Rathfarnham, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 27/5/97 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is defaced and illegible. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

S. McCall & Associates,
Architects,
116 Lower Drumcondra Road,
Dublin 16.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


.....
for senior Administrative Officer.

30/05/97