

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0188	
1. Location	Springvale Farm, Quareyvale, Palmerstown, Dublin 20.		
2. Development	New four-bedroom dormer-style dwelling, septic tank and percolation area.		
3. Date of Application	02/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Ian Black Architect, Address: Ballygarth, Julianstown, Co. Kildare.		
5. Applicant	Name: Martin Burke & Oragh Keating, Address: 91 The Drive, Castletown, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. 1033 Date 29/05/97	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**



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

Decision Order Number 1033	Date of Decision 29/05/97
Register Reference S97A/0188	Date 2nd April 1997

Applicant Martin Burke & Orlagh Keating,

Development New four-bedroom dormer-style dwelling, septic tank and percolation area.

Location Springvale Farm, Quarryvale, Palmerstown, Dublin 20.

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

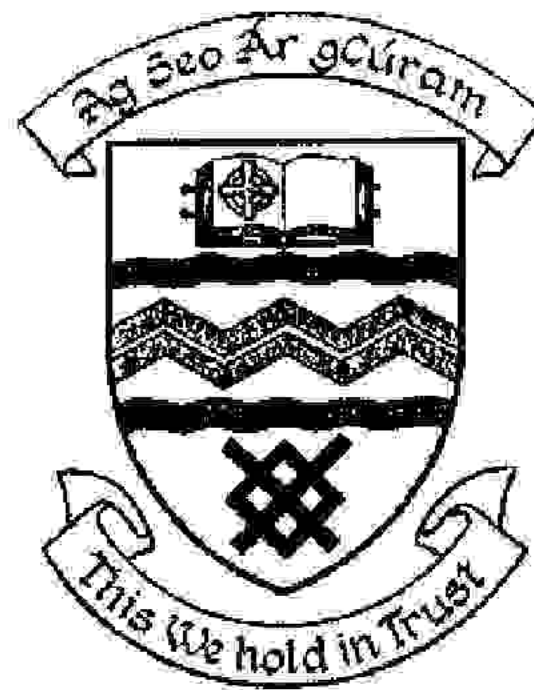
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for SENIOR ADMINISTRATIVE OFFICER 29/05/97

Ian Black Architect,
Ballygarth,
Jullianstown,
Co. Kildare.

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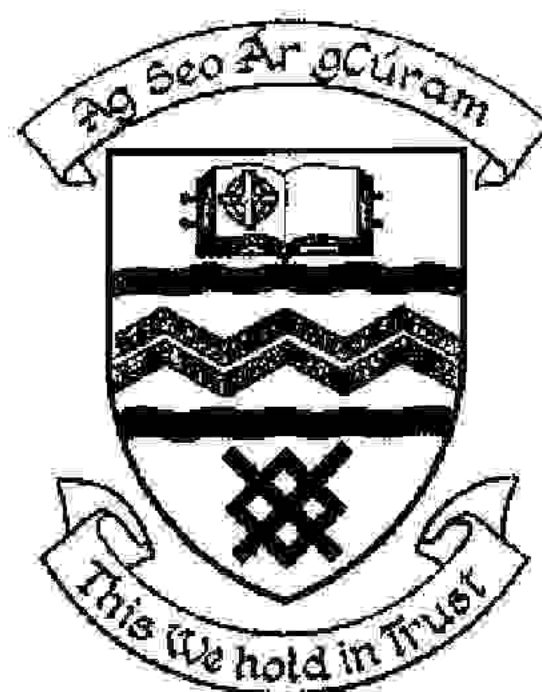
Reasons

- 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 'G', "to protect and improve high amenity areas" 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 areas of high amenity as set out in paragraph 2.3.6(b) of the said Development Plan in that the applicants have not demonstrated that they are native to the area nor have they established a genuine need to reside in the area in general planning terms or in terms of the County Development Plan.
- 3 The proposed development would contravene the policies of the Dublin County Development Plan 1993 regarding suitable uses in areas of high amenity and particularly paragraphs 2.8.6(i) and 2.8.6(ii). As such, the proposed development would be contrary to the proper planning and development of the area.
- 4 The proposed development by reason of it's proximity to the lands affected by the Liffey Valley Special Amenity Area Order would be contrary to the policies of the Council regarding proposed development on lands adjoining the area affected by the Liffey Valley Special Amenity Area as set out in paragraph 3.3.8(i) of the said Plan and would be likely to prejudice the achievement of the objectives of the Order and particularly the Second Schedule attached to the said Order.
- 5 The proposed development would set an undesirable precedent for other similar developments which would in themselves and cumulatively materially contravene a zoning objective for the area, be contrary to the policies of the Council for housing in high amenity areas as set out in the County

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Development Plan and be likely to prejudice the achievement of the objectives of the Liffey Valley Special Amenity Area Order and particularly the Second Schedule attached to the said Order.

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