

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0132	
1. Location	Farmersvale (2 and a half miles southwest of Rathcoole), Co. Dublin.		
2. Development	Revised design of dormer bungalow and sewage treatment plant.		
3. Date of Application	11/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P.M. Ging Architect, Address: "Laureston", Monastery Road, Clondalkin,		
5. Applicant	Name: K. Boland, Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0837 Date 06/05/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	03/06/97	Written Representations	
9. Appeal Decision	01/10/97	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/0132

APPEAL by Kevin Boland care of P.M. Ging of Laureston, Monastery Road, Clondalkin, Dublin against the decision made on the 6th day of May, 1997 by the Council of the County of South Dublin to refuse permission for a revised design of dormer bungalow and sewage treatment plant at Farmersvale (two-and-a-half miles south-west of Rathcoole), County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said revised design of dormer bungalow and sewage treatment plant for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area zoned "To protect and provide for the development of agriculture", as expressed in the current development plan for the area. It is the policy of the planning authority, as set out in the development plan, to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community or for reasons of close family ties with the rural community. This policy is considered to be reasonable. The proposed development would contravene materially this policy and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development constitutes undesirable ribbon development in an unserviced rural area and would lead to demands for the uneconomic provision of public services and communal facilities which would set an undesirable precedent for further similar developments in the area.



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

Dated this *1st* day of *October* 1997.

**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 0837	Date of Decision 06/05/97
Register Reference S97A/0132	Date 11th March 1997

Applicant K. Boland,
Development Revised design of dormer bungalow and sewage treatment plant.
Location Farmersvale (2 and a half miles southwest of Rathcoole), Co. Dublin.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 06/05/97

P.M. Ging Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

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/0132



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

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

Reasons

- 1 The site is located in an area zoned "To protect and provide for the development of agriculture", as expressed in the current development plan for the area. It is the policy of the planning authority, as set out in the plan, to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the rural community. The proposed development would materially contravene this policy, and would, therefore, 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.