

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0077
1. Location	Killakee Road, (opp. Killakee House), Rathfarnham, Dublin 16.	
2. Development	Dormer house and septic tank.	
3. Date of Application	21/02/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.	
5. Applicant	Name: F. O'Kelly, Address: Killakee Road, Rathfarnham, Dublin 16.	
6. Decision	O.C.M. No. 0717  Date 17/04/97	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	16/05/97	Written Representations
9. Appeal Decision	15/09/97	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/0077

**APPEAL** by Fintan O'Kelly care of Conroy Crowe Kelly of 65 Merrion Square, Dublin against the decision made on the 17th day of April, 1997 by the Council of the County of South Dublin to refuse permission for the construction of a dormer house with septic tank at Killakee Road (opposite Killakee House), Rathfarnham, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the construction of the said dormer house with septic tank for the reasons set out in the Schedule hereto.

## SCHEDULE

1. Having regard to the zoning provisions of the current development plan for the area and to the fact that permission has been granted for three houses on the farm holding, it is considered that the proposed development would contravene materially the provisions of the development plan and would be contrary to the proper planning and development of the area.
2. The proposed development would be contrary to the proper planning and development of the area as the road network serving the development is deficient in capacity, width and alignment and has no footpaths or public lighting. The private road serving the existing five houses is deficient in relation to the development plan standards being narrow, unsurfaced and having no footpath.



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

Dated this 15<sup>th</sup> day of September 1997.

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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Dublin 24.

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

Decision Order Number 0717	Date of Decision 17/04/97
Register Reference S97A/0077	Date 21st February 1997

Applicant F. O'Kelly,  
Development Dormer house and septic tank.  
Location Killakee Road, (opp. Killakee House), 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER 17/04/97

Conroy Crowe Kelly Architects,  
65 Merrion Square,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL  
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**Reasons**

- 1 Three permissions have been granted for three houses on this 20 acre holding. A fourth house on the holding where it is not clear who occupies the other three houses would not be in keeping with the policy of the Council to restrict housing development in rural areas to persons who can establish a genuine need. It is not clear from this application that a genuine need exists on this holding. The proposed development would, therefore, be contrary to the proper planning and development of the area.
  
- 2 The proposed development would endanger public safety by reason of traffic hazard because the junction at the unsurfaced lane with the main road is substandard. The gradient is too steep and sight visibility is not adequate and additional turning movements at such a junction are undesirable.
  
- 3 The proposed development would be contrary to the proper planning and development of the area as the public road network serving the development is deficient in capacity, width and alignment and has no footpaths or public lighting. The private road serving the existing 5 houses is not up to development standards being narrow, unsurfaced and having no footpath.