

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0072	
1. Location	Brownsbarn, Newlands Cross, Dublin 22.		
2. Development	4 bedroom house, garage and septic tank.		
3. Date of Application	17/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. P. Corbally, Address: Marlborough Design, 85 High Street, Kilkenny.		
5. Applicant	Name: Mr. P. Corbally, Address: Marlborough Design, 85 High Street, Kilkenny.		
6. Decision	O.C.M. No. 0693 Date 15/04/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	07/05/97	Written Representations	
9. Appeal Decision	04/09/97	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.	

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0072

APPEAL by P. Corbally care of Marlborough Design of 85 High Street, Kilkenny against the decision made on the 15th day of April, 1997 by the Council of the County of South Dublin to refuse a permission for development described in the public notice as erection of house and septic tank at Brownsbarn, Newlands Cross, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in an isolated rural agricultural area wherein the zoning objective in the current Dublin County Development Plan is to protect and provide for the development of agriculture. This objective is considered to be reasonable. The proposed development would contravene materially this objective indicated in the development plan for the use primarily of the area for the purpose of agriculture and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would be prejudicial to public health by reason of substandard site size and inadequate on site effluent treatment proposals.
3. Development of the kind proposed would be premature by reference to the existing deficiency in the provision of sewerage facilities to serve the site and the period within which the constraints involved may reasonably be expected to cease.
4. The proposed development, by reason of its location within the approach to Runway 29 of Casement Aerodrome, would endanger and interfere with the safety of aircraft and the safe and efficient navigation thereof.

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5.

The proposed development would generate additional traffic along a substandard county road network where the access junction onto the Naas dual carriageway is severely substandard. The generation of additional traffic using this junction with the Naas dual carriageway would endanger public safety by reason of traffic hazard.



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

Dated this 4th day of September 1997.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 0693	Date of Decision 15/04/97
Register Reference S97A/0072	Date 17th February 1997

Applicant Mr. P. Corbally,
Development 4 bedroom house, garage and septic tank.
Location Brownsbarn, Newlands Cross, Dublin 22.

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

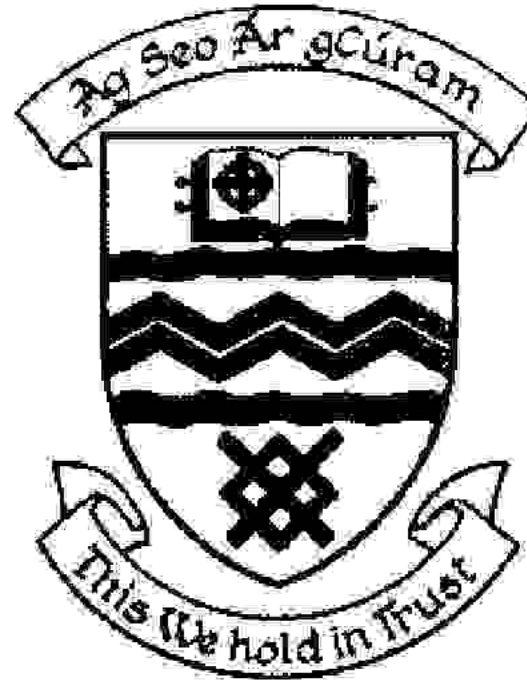

..... 15/04/97
for SENIOR ADMINISTRATIVE OFFICER

Mr. P. Corbally,
Marlborough Design,
85 High Street,
Kilkenny.

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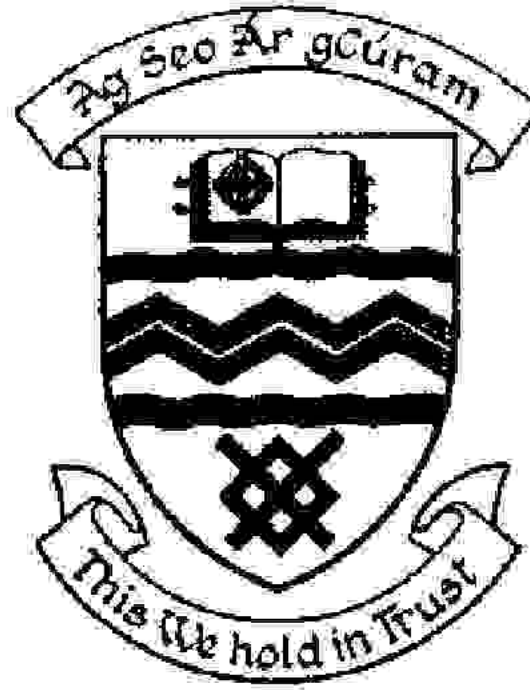
Reasons

- 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 'B' - "To protect and provide for the development of agriculture 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 rural areas as set out in paragraph 2.3.6 of the said Development Plan. In addition the proposed dwelling by reason of it's design, mass and bulk would be contrary to the Council's Design Guidelines for Dwellings in Rural Areas as set out in Appendix C attached to the Dublin County Development Plan 1993.
- 3 The proposed development by reason of substandard visibility at the entrance and substandard surrounding road network, including junctions, would endanger public safety by reason of traffic hazard.
- 4 The proposed development by reason of substandard and inadequate on site effluent treatment proposals would be prejudicial to public health.
- 5 Development of the kind proposed would be premature by reference to the existing deficiency in the provision of sewerage facilities to serve the site and the period within which the constraints involved may reasonably be expected to cease.

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- 6 The proposed development by reason of it's location within the approach to Runway 29 of Casement Aerodrome would endanger and interfere with the safety by aircraft and the efficient navigation thereof.