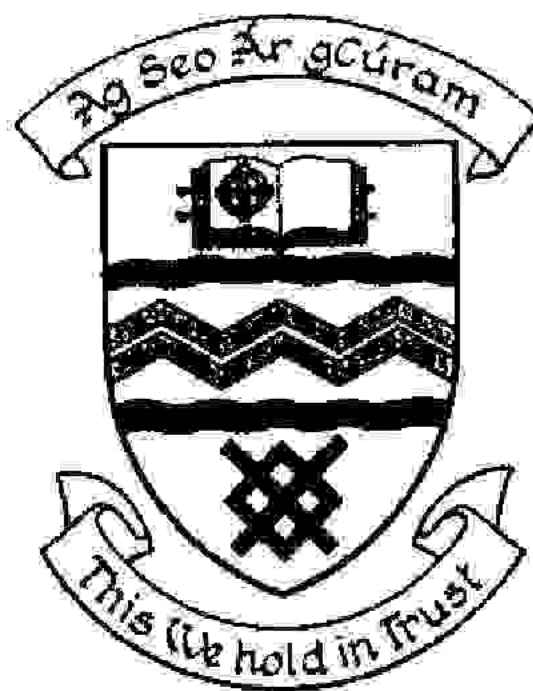


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0620	
1. Location	Killakee, Rathfarnham, Dublin 16.		
2. Development	Single level dwelling house with part dormer roof accommodation and puriflow type septic tank.		
3. Date of Application	19/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 11/12/96 2.	1. 07/01/97 2.
4. Submitted by	Name: Anthony J. O'Beirne, Address: Architect, 18 Rathdown Avenue, Terenure,		
5. Applicant	Name: F. Gallagher, Address: Killakee, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0432  Date 04/03/97	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RO REFUSE OUTLINE 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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DEPARTMENT**  
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**NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0432	Date of Decision 04/03/97
Register Reference S96A/0620	Date 19th November 1996

**Applicant** F. Gallagher,  
**Development** Single level dwelling house with part dormer roof  
accommodation and puriflow type septic tank.  
**Location** Killakee, Rathfarnham, Dublin 16.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 11/12/96 /07/01/97

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages. *JS*

Signed on behalf of the South Dublin county council

..... 04/03/97  
for SENIOR ADMINISTRATIVE OFFICER

Anthony J. O'Beirne,  
Architect,  
18 Rathdown Avenue,  
Terenure,  
Dublin 6W.

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**Reasons**

- 1 The proposed house would constitute over development on a small agricultural holding (18 acres) where there are already two houses and an appeal lodged with An Bord Pleanála for a third. The proposed development would be contrary to the zoning objective in the 1993 Dublin County Development Plan "to protect and provide for the development of agriculture". The proposed development would, therefore, be contrary to the proper planning and development of the area.
  
- 2 The proposed development would be prejudicial to public health for the following reasons:-
  - a) the proposed location for the well to serve this development has not been indicated and no evidence of the availability of a potable water supply has been submitted. There have been reported problems with potable water supply on this holding recently;
  - b) the location of the septic tank and percolation area outside the garden curtilage is not acceptable due to potential damage from animals or farm machinery;
  - c) no site tests have been carried out to demonstrate the suitability of the soil for the treatment of domestic effluent or the disposal of surface water runoff;
  - d) no indication has been given of the location of existing springs and watercourses in the vicinity of the site.
  
- 3 The generation of additional traffic on this cul-de-sac which is substandard in terms of width and which has no

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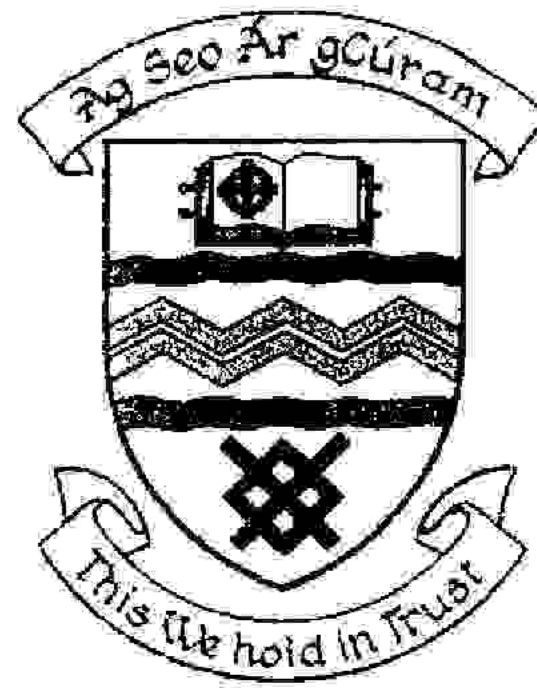
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public footpaths or lighting would endanger public safety by reason of traffic hazard.

- 4 The proposal constitutes undesirable sporadic housing 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.
- 5 The proposed dormer house by virtue of its location on the farm holding which is an elevated one with little or no screen planting in existence would be unduly prominent on the landscape and would be seriously injurious to the visual amenities of this scenic area. The proposed development would interfere with a view of special amenity value which it is necessary to preserve. The said view is that from the Cruagh-Rockbrook Road as indicated on Development Plan Map No. 1B in the 1993 Dublin County Development Plan.

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

Order Number 2374	Date of Order 11/12/96
Register Reference S96A/0620	Date 19th November 1996

**Applicant** F. Gallagher,  
**Development** Single level dwelling house with part dormer roof  
accommodation and puriflow type septic tank.  
**Location** Killakee, Rathfarnham, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 4/12/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the 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 fulfil the following conditions:-

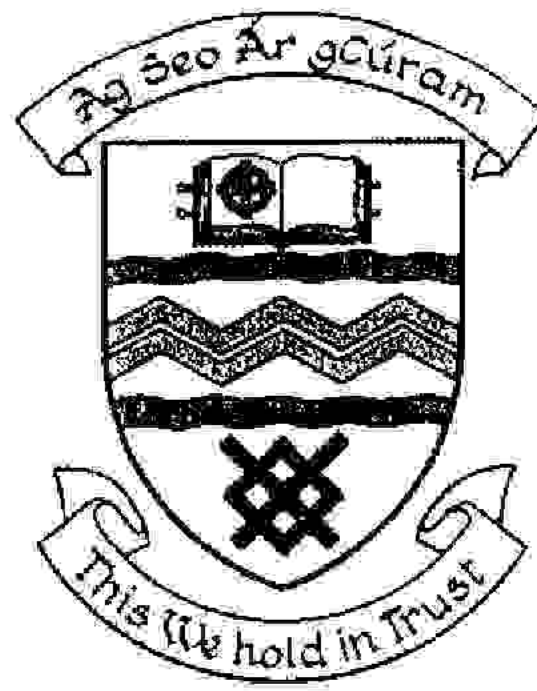
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission,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

Anthony J. O'Beirne,  
Architect,  
18 Rathdown Avenue,  
Terenure,  
Dublin 6W.

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- (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.

11/12/96