

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0618	
1. Location	On lands at Cruagh, Rockbrook, Rathfarnham, Dublin 14.		
2. Development	10 stables and ancillary accommodation together with a new entrance.		
3. Date of Application	15/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Albert Noonan, Address: Architect, 130 South Circular Road, Dublin 8.		
5. Applicant	Name: Mr. T. Keane, Address: "The Chase", Cruagh, Rockbrook, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0072  Date 13/01/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	12/02/97	Written Representations	
9. Appeal Decision	11/06/97	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.	



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# AN BORD PLEANÁLA

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

County South Dublin

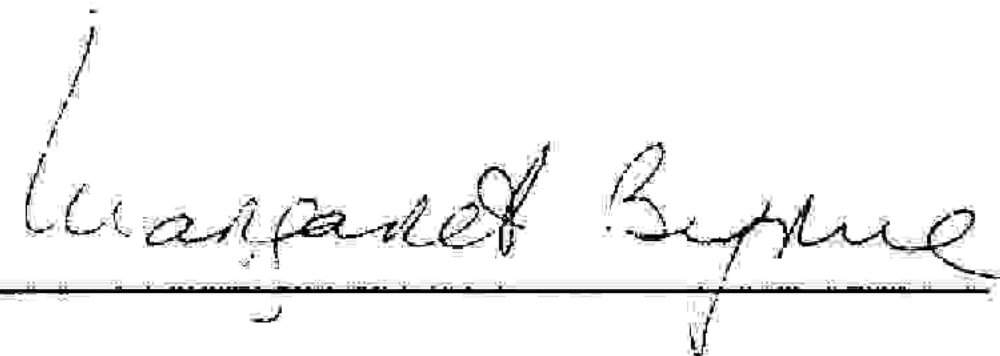
Planning Register Reference Number: S96A/0618

**APPEAL** by Tom Keane care of Albert Noonan of 130 South Circular Road, Dublin against the decision made on the 13th day of January, 1997 by the Council of the County of South Dublin to refuse permission for development comprising ten stables and ancillary accommodation together with a new entrance on lands at Cruagh, Rockbrook, Rathfarnham, 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 reason set out in the Schedule hereto.

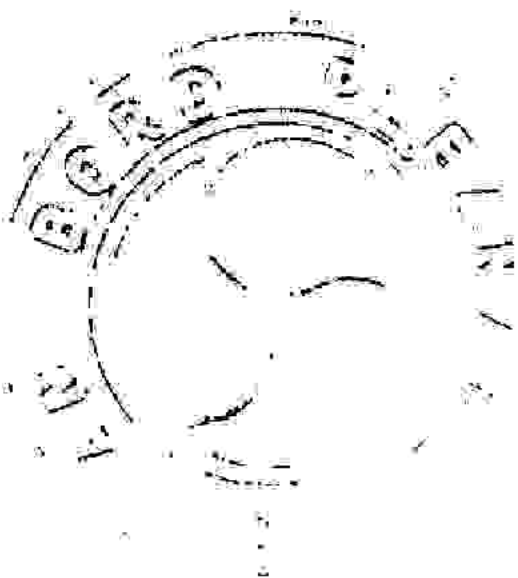
## SCHEDULE

The site is located on a minor road which is seriously substandard in width and alignment. The proposed development, through the creation of a further vehicular access, 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 11<sup>th</sup> day of June 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 0072	Date of Decision 13/01/97
Register Reference S96A/0618	Date 15th November 1996

**Applicant** Mr. T. Keane,

**Development** 10 stables and ancillary accommodation together with a new entrance.

**Location** On lands at Cruagh, Rockbrook, Rathfarnham, Dublin 14.

**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.

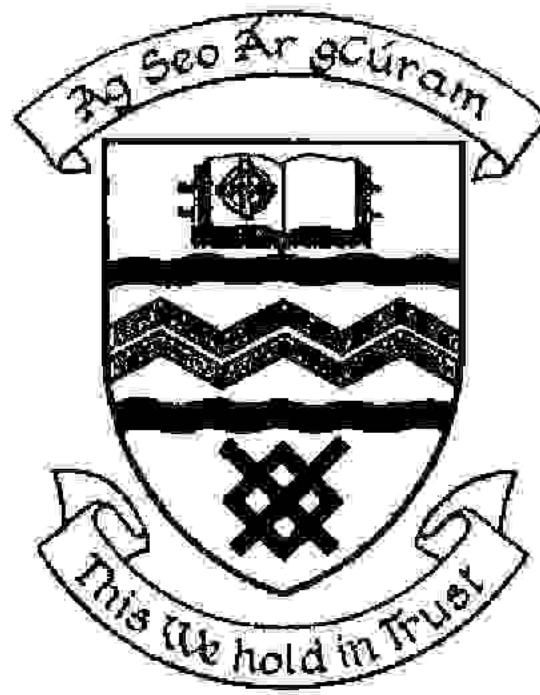
Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

13/01/97

Albert Noonan,  
Architect,  
130 South Circular Road,  
Dublin 8.

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REG REF. S96A/0618

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**Reasons**

- 1 The proposed development constitutes undesirable ribbon development of an agricultural nature with farm buildings/stables at:-
  - a. the existing house;
  - b. the proposed stables and arena;
  - c. the adjoining field to the south in which there is a shed;and each with a separate vehicular access off a narrow cul-de-sac laneway. The proposed development when taken in conjunction with existing development would be seriously injurious to the visual amenity of the area.
- 2 The proposed development could be prejudicial to public health as the applicant has not satisfactorily dealt with the issue of waste from the proposed development.
- 3 The proposed development would endanger public safety by reason of traffic hazard through the creation of a further vehicular entrance off a narrow access road which serves the development.