		South Dublin County Co Local Government (Planning & Develops Acts 1963 to 199 Planning Register (Pa	5 nent)) 3	Plan Register No S96A/0524
	ation	At side of 4, Mount Venus Ro	oad, Rathfarnh	iàm
2. Dev	elopment	Dwelling and bio-cycle waste water treatment system.		
3. Dat	a of lication	04710/96		ther Particulars ested (b) Received
	e of lication	Permission	1.	
	mitted by licant	Name: P.T. Watson. Address: 72, Weston Road, Name: Zelda Coard. Address:		
		A Mount venus Ro	ad, Rathfarnh	am, Düblin 16.
6 Dec	Lsion	4, Mount venus Ro O.C.M. No. 2303 Date 02/12/96	Effect	am, Dublin 16. E PERMISSION
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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

Dublin 24.

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

Decision Order Number 2303	Date of Decision 02/12/96
Register Reference S96A/0524	Date 4th October 1996

Applicant Zelda Coard.

Development Dwelling and bio-cycle waste water treatment system.

Location At side of 4, Mount Venus Road, Rathfarnham.

Floor Area

8

Bosca 4122,

Baile Átha Cliath 24.

Telefon: 01-462,0000

Facs: 01-462 0104

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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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

02/12/96

E 16:01:02

for SENIOR ADMINISTRATIVE OFFICER

P.T. Watson. 72, Weston Road, Churchtown, Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

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

°.

Telefon: 01-462 0000 Facs: 01-462 0104 REG REF. \$96A/0524

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Reasons

- 1 The proposed development constitutes over development of a small site and tends to the creation of undesirable ribbon development on a poorly aligned and substandard county road with no footpath, public lighting or drainage and as such would endanger public safety by reason of traffic hazard caused by traffic turning movements.
 - The proposed development would be prejudicial to public health for the following reasons:
 - a. the applicant has failed to indicate the location of the septic tank serving the existing house on this site;
 - b. no site survey details or unit details have been submitted from the manufacturers of the effluent treatment system to indicate suitability of this product for this site;
 - c. the proposal for two houses to share a single effluent treatment unit is unacceptable;
 - d. the site is too small for two houses and two separate effluent treatment systems together with soakpits for surface water.
 - The design of the proposed house would be out of keeping with the character of the adjacent cottages and as such would be seriously injurious to the visual amenities of the area.

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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT

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

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The proposed development would interfere with a view of special amenity value which is listed for preservation in the 1993 Dublin County Development Plan and as such would be seriously injurious to the visual amenity of the area and contrary to the proper planning and development of the area.

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Facs: 01-462 0104 REF: \$96A/0524

Baile Átha Cliath 24.

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