

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0524	
1. Location	At side of 4, Mount Venus Road, Rathfarnham.		
2. Development	Dwelling and bio-cycle waste water treatment system.		
3. Date of Application	04/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P.T. Watson. Address: 72, Weston Road, Churchtown,		
5. Applicant	Name: Zelda Coard. Address: 4, Mount Venus Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2303 Date 02/12/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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.	

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

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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REG REF. S96A/0524



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

- 2 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.

- 3 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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- 4 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.