

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0473	
1. Location	Cruagh, Killakee, Co. Dublin.		
2. Development	Dormer bungalow and "Puraflo" liquid effluent treatment system.		
3. Date of Application	04/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/10/96 2.	1. 28/11/96 2.
4. Submitted by	Name: D. Mc Carthy & Co., Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Paul Gallagher Address: Cruagh, Killakee, Co. Dublin.		
6. Decision	O.C.M. No. 0164 Date 24/01/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	24/02/97	Written Representations	
9. Appeal Decision	23/06/97	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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7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement 0	Compensation 0	Purchase Notice 0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

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

County South Dublin

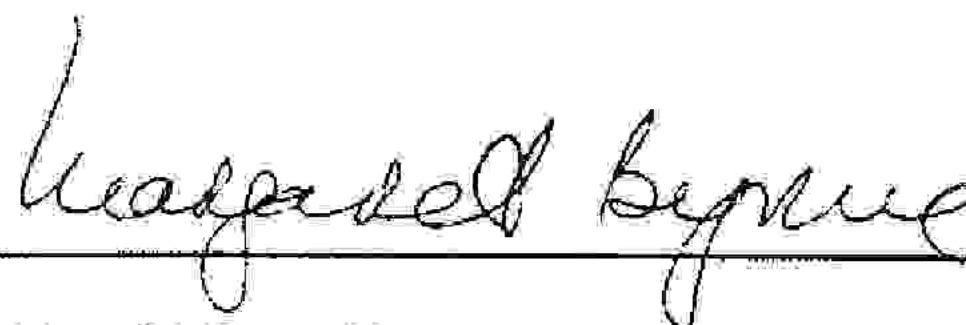
Planning Register Reference Number: S96A/0473

APPEAL by Paul Gallagher care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 24th day of January, 1997 by the Council of the County of South Dublin to refuse permission for the erection of a dormer bungalow and provision of a "puraflo" liquid effluent treatment system at Cruagh, Killakee, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the erection of the said bungalow and provision of the said "puraflo" system for the reasons set out in the Schedule hereto.

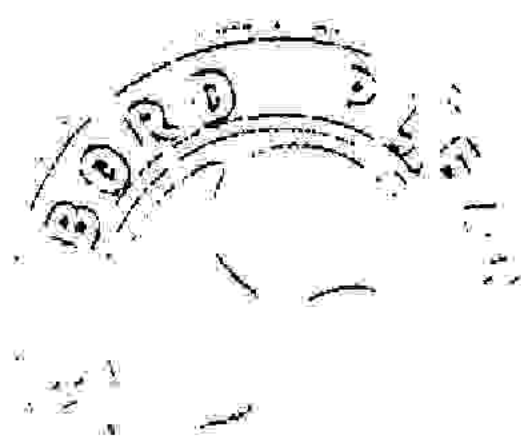
SCHEDULE

1. The proposed development is located in an area zoned with the objective "to protect and provide for the development of agriculture" in the current development plan for the area, which objective is considered reasonable. It is considered that the proposed development would contravene materially the zoning objective and be contrary to the proper planning and development of the area.
2. The proposed house by reason of its backland location on the farm holding and on an elevated site with little or no screen planting in existence would be unduly prominent on the landscape and would seriously injure the visual amenities of this scenic area. The proposed development would interfere with a view of special amenity value from the Cruagh-Rockbrook road, as indicated in current development plan Map Number 1B, which it is necessary to preserve.

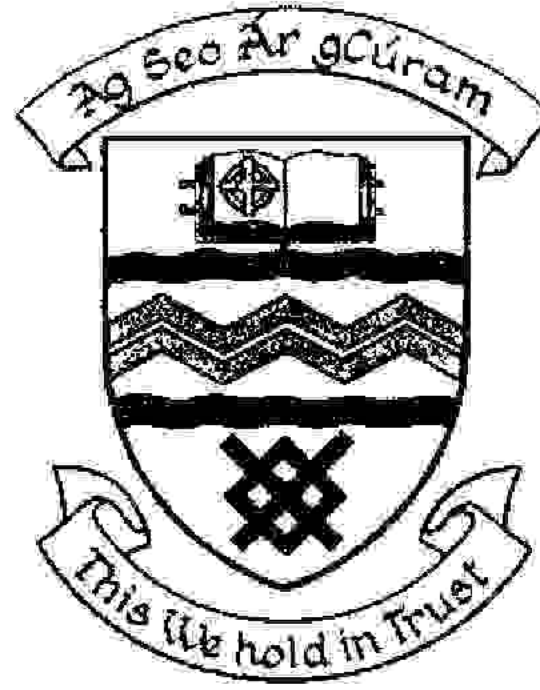


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 23rd day of June 1997.



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



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

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0164	Date of Decision 24/01/97
Register Reference S96A/0473	Date 4th September 1996

Applicant Paul Gallagher

Development Dormer bungalow and "Puraflo" liquid effluent treatment system.

Location Cruagh, Killakee, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/10/96 /28/11/96

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** 24/01/97

D. Mc Carthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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Reasons

- 1 The proposed 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.

- 2 The proposed development would be prejudicial to public health for the following reasons:-
 - a) the water supply proposed has been deemed unfit for human consumption following tests carried out by the Environmental Health Officer;
 - b) the location of the percolation area beneath the PURAFLO unit is unacceptable and does not comply with the recommendations of SR6:1991 published by EOLAS.

- 3 The areas proposed for sterilization from further non-agricultural development are not satisfactory. To grant permission, therefore, would be contrary to the proper planning and development of the area.

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

Decision Order Number 2102	Date of Decision 31/10/96
Register Reference S96A/0473	Date 4th September 1996

Applicant Paul Gallagher
Development Dormer bungalow and "Puraflo" liquid effluent treatment system.

Location Cruagh, Killakee, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/09/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit revised proposals for a single storey house with a ridge-line height of not greater than 5.5m.
- 2 The applicant is requested to submit a revised site layout plan to scale 1:500 or greater to reposition the proposed house 30m to the north. This will involve alterations to the position of the septic tank and Puraflo unit which should comply with SR6:1991 published by Eolas.
- 3 The applicant is requested to submit an ordnance survey map to scale 1:2500 outlining clearly all land in his ownership or the ownership of his immediate family, and to state

D. Mc Carthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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whether he is willing or the owner is willing to sterilise 4
hectares of land from further non-agricultural development.

- 4 The applicant is requested to submit a detailed landscaping
plan for all boundaries of the reconfigured site to include
no. and type of species to be used.
- 5 The applicant is requested to specify all external finishes
to the house to include, walls, windows, roof and chimneys.

signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

31/10/96