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|-----------------------------|--|--|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | | Plan Register No. S96A/0242 | |
| 1. Location | Cruagh, Rockbrook, Rathfarnham. | | | |
| 2. Development | Single storey dwelling and septic tank on lands. | | | |
| 3. Date of Application | 02/05/96 | | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | | 1. 17/05/95 2. | 1. 23/05/96 2. |
| 4. Submitted by | Name: Coll & McCarthy Architects, Address: 137 Lower Rathmines Road, Dublin 6. | | | |
| 5. Applicant | Name: Cathy Griffin, Address: Hollygrove House, Harold's Grange Road, Rathfarnham, Dublin 14. | | | |
| 6. Decision | O.C.M. No. 1393 Date 19/07/96 | | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 19/08/96 | | Written Representations | |
| 9. Appeal Decision | 18/12/96 | | 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. | |

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0242

APPEAL by Cathy Griffin care of Coll and McCarthy of 137 Lower Rathmines Road, Dublin against the decision made on the 19th day of July, 1996 by the Council of the County of South Dublin to refuse permission for the erection of a single storey house and septic tank at Cruagh, Rockbrook, Rathfarnham, County Dublin:

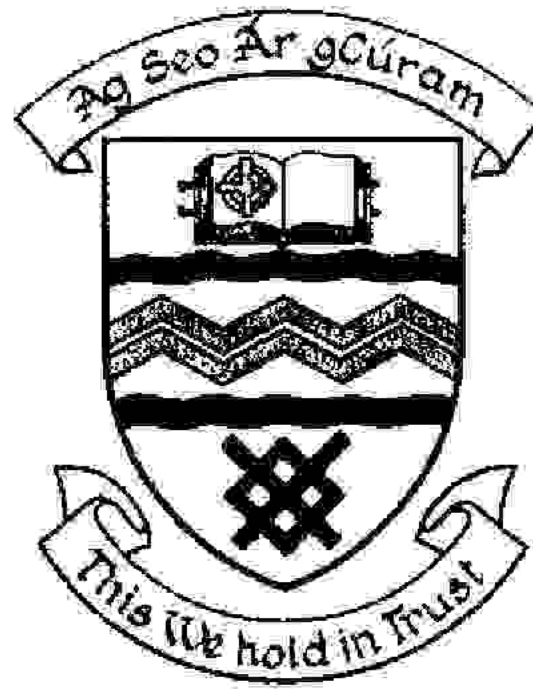
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the erection of the said single storey house and septic tank for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in a rural area for which the zoning objective in the current development plan for the area is 'to protect and provide for the development of agriculture', which objective is considered reasonable. It is the policy of the planning authority, as set out in the development plan, to restrict development to suitable sites in such rural areas where the applicants can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the rural community. It is considered that, in this particular case, the proposed development would not come within the scope of the housing need criteria as set out in the development plan. Accordingly, the proposed development would contravene materially the said development objective and would, therefore, be contrary to the proper planning and development of the area.

Lc

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



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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

| | |
|------------------------------|---------------------------|
| Decision Order Number 1393 | Date of Decision 19/07/96 |
| Register Reference S96A/0242 | Date 2nd May 1996 |

Applicant Cathy Griffin,
Development Single storey dwelling and septic tank on lands.
Location Cruagh, Rockbrook, Rathfarnham.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/05/95 /23/05/96

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

19/07/96

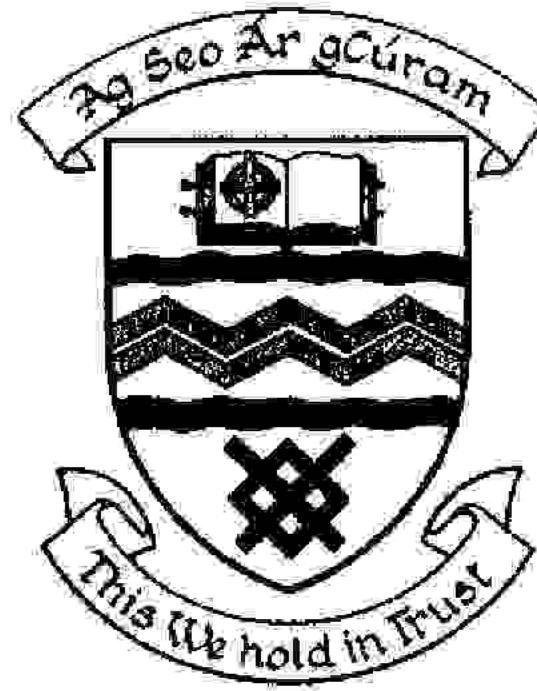
Coll & McCarthy Architects,
137 Lower Rathmines Road,
Dublin 6.

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Reasons

- 1 The site is located in an area zoned "to protect and provide for the development of agriculture". It is the policy of the Planning Authority, as set out in the Development Plan, to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the rural community. The proposed development would conflict with this policy and would, therefore materially contravene the said zoning objective. The proposed development would, therefore, be contrary to the proper planning and development of the area.

- 2 The proposed development would result in the encroachment of random ribbon development on a highly elevated and prominent site where views of the development would be exposed in a northerly direction. The proposed development would be an obtrusive feature on the landscape which would be seriously out of character with and seriously injure the visual amenity of this scenic rural area.

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

| | |
|-------------------------------------|-------------------------------|
| Order Number | Date of order 17/05/96 |
| Register Reference S96A/0242 | Date 2nd May 1996 |

Applicant Cathy Griffin,
Development Single storey dwelling and septic tank on lands.
Location Cruagh, Rockbrook, Rathfarnham.

Dear Sir/Madam,

An inspection carried out on 9/5/96 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) a copy of the text of the notice
- (b) a plan 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)

Coll & McCarthy Architects,
137 Lower Rathmines Road,
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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.

20/05/96