

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0136	
1. Location	Collegeland, Newcastle, Co. Dublin.		
2. Development	Single two-storey dwelling.		
3. Date of Application	13/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 09/05/96 2.	1. 20/02/97 2.
4. Submitted by	Name: Robert Creedon & Co., Address: Owenstown House, Foster's Avenue,		
5. Applicant	Name: Ms. J. Dunbar, Address: c/o Ms. Rosemary Dunbar, Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0718  Date 17/04/97	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged	16/05/97	Written Representations	
9. Appeal Decision	15/09/97	Refuse Outline 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/0136

**APPEAL** by Julie Dunbar care of Robert Creedon and Company of Owenstown House, Fosters Avenue, Blackrock, County Dublin against the decision made on the 17th day of April, 1997 by the Council of the County of South Dublin to refuse outline permission for the erection of a two-storey house at Collegeland, Newcastle, County Dublin:

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

## SCHEDULE

1. Having regard to the location of the proposed development on College Road, it is considered that the proposed development, by itself or by the precedent which the grant of outline permission would set for the relevant development, would adversely affect the use of a major road by traffic. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would constitute ribbon development in a rural area, lacking certain public services and community facilities which would create a demand for the uneconomic provision of further services and facilities. The proposed development would, therefore, be contrary to the proper planning and development of the area.



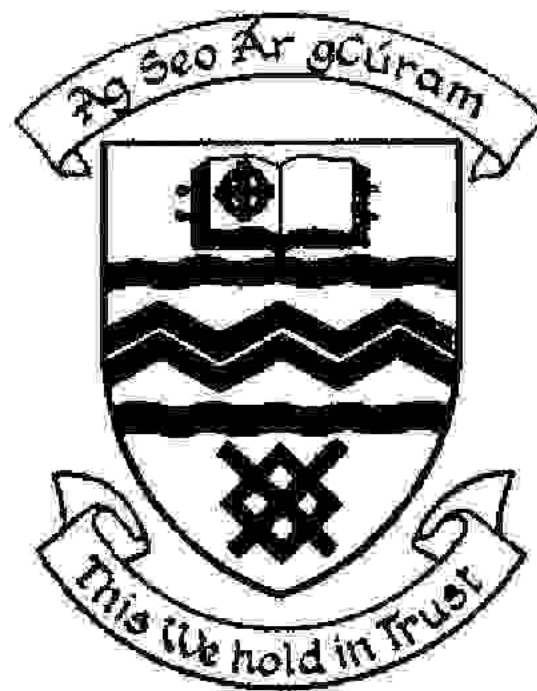
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 15<sup>th</sup> day of September, 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 0111



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

Telephone: 01-462 0000  
Fax: 01-462 0111

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

Decision Order Number 0718	Date of Decision 17/04/97
Register Reference S96A/0136	Date 13th March 1996

Applicant Ms. J. Dunbar,  
Development Single two-storey dwelling.  
Location Collegeland, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/05/96 /20/02/97

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

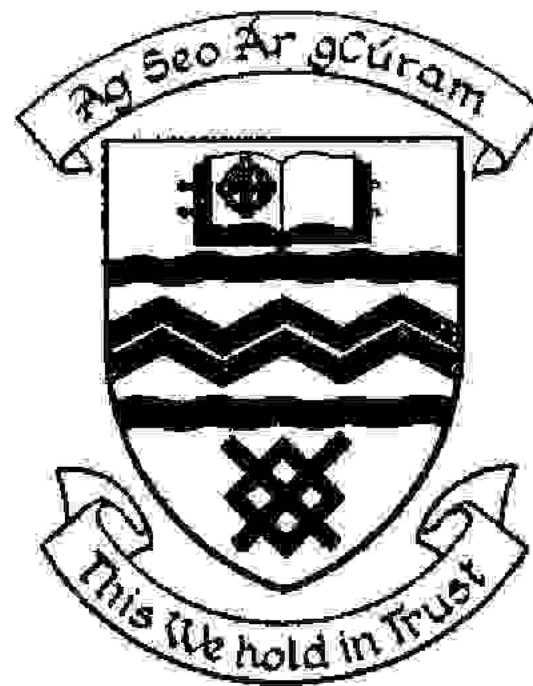
Signed on behalf of the South Dublin County Council

..... 17/04/97  
for SENIOR ADMINISTRATIVE OFFICER

Robert Creedon & Co.,  
Owenstown House,  
Foster's Avenue,  
Blackrock,  
Co. Dublin.



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 0111  
REG REF. S96A/0136

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

Telephone: 01-462 0000  
Fax: 01-462 0111

**Reasons**

- 1 The proposed development would constitute undesirable ribbon development on a substandard rural road network which would lead to the demand for the uneconomic provision of services and would set an undesirable precedent for other similar developments. The proposed development is therefore contrary to the proper planning and development of the area.
- 2 The proposed development, by itself and by the precedent which the grant of outline permission would set for other relevant development, would adversely affect the use of a major road by traffic i.e. College Lane which links the village of Newcastle and surrounding areas and settlements with the presently under construction grade-separated junction on the National Primary Route N7 Naas Road at Rathcoole.