

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0063	
1. Location	Woodtown, Killakee, Rathfarnham.		
2. Development	Bungalow, septic tank and private garage.		
3. Date of Application	08/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter McGillen, Dip. ARCH Address: Burgage, Blessington,		
5. Applicant	Name: Stan Doyle, Address: 77, Old County Road, Crumlin, Dublin 12.		
6. Decision	O.C.M. No. 0594 Date 03/04/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged	02/05/96	Written Representations	
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.	

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0063

APPEAL by Stan Doyle care of Peter McGillen of Burgage, Blessington, County Wicklow against the decision made on the 3rd day of April, 1996 by the Council of the County of South Dublin to refuse permission for the erection of a bungalow, septic tank and private garage on lands at Woodtown, Killakee, 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 bungalow, septic tank and private garage for the reasons set out in the Schedule hereto.

SCHEDULE

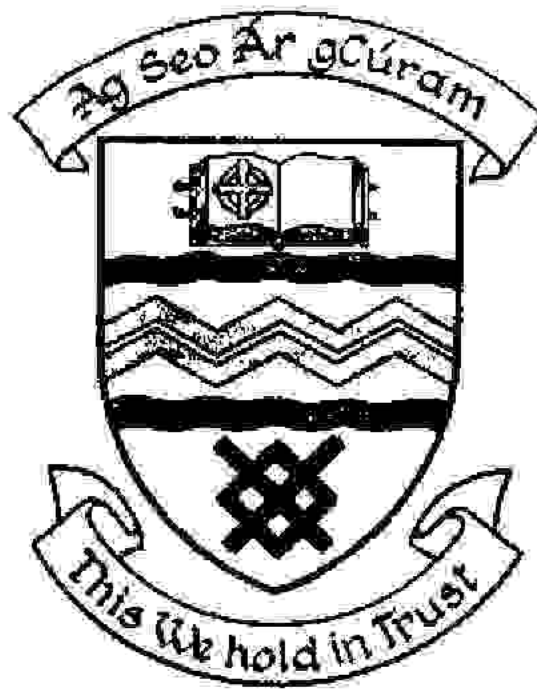
1. The site of the proposed development is located in an area zoned with the objective "to protect and provide for the development of agriculture" in the current development plan for the area. This objective is considered to be reasonable. The proposed development would contravene materially the development objective indicated in the development plan and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would interfere with views of special amenity value which it is necessary to preserve as indicated in the current development plan for the area.
3. The site of the proposed development is located on a rural road substandard in width, capacity and alignment. The proposed development would give rise to additional traffic and turning movements on this substandard road which would endanger public safety by reason of traffic hazard.




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

Dated this 30th day of *August*. 1996.

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,
Dublin 24.

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

Decision Order Number 0594	Date of Decision 03/04/96
Register Reference S96A/0063	Date 8th February 1996

Applicant Stan Doyle,
Development Bungalow, septic tank and private garage.
Location Woodtown, Killakee, Rathfarnham.

Floor Area 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.

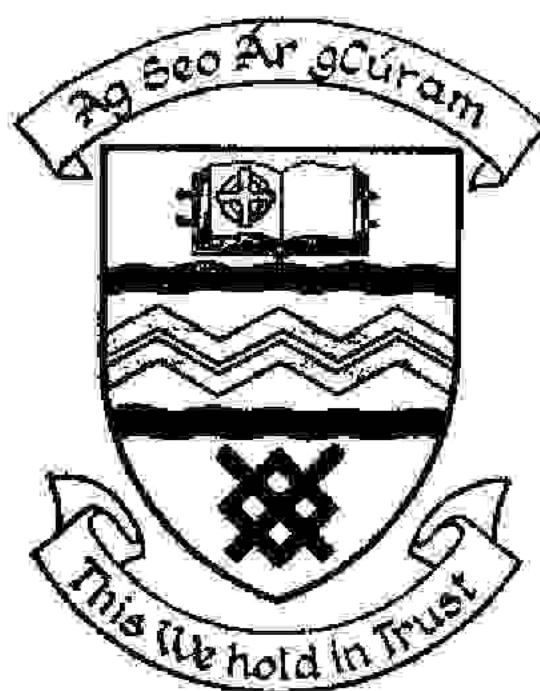
for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER 03/04/96

Peter McGillen, Dip. ARCH
Burgage,
Blessington,
Co. Wicklow.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S96A/0063

Reasons

- 1 The site of the proposed development is located in an area subject to the zoning objective, "to protect and provide for the development of agriculture". The proposed development of a dwelling and septic tank would contravene materially this zoning objective indicated in the Dublin County Development Plan, 1993, and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would interfere with views of special amenity value which it is necessary to preserve as indicated in the 1993 County Development Plan.
- 3 The site of the proposed development is located on a substandard rural road in terms of width, capacity and alignment. The proposed development would give rise to additional traffic and turning movements on this substandard road which would endanger public safety by reason of traffic hazard.
- 4 The proposed development would contribute to and set a precedent for ribbon development along this scenic rural road. It would, therefore, be contrary to the proper planning and development of the area.
- 5 It is Planning Authority policy, as set out at paragraph 3.3.15.1 of the 1993 Dublin County Development Plan, that dwelling sites in rural areas should have a road frontage of at least 60 metres so as to preserve the rural or high amenity quality of the area. The proposed development is seriously substandard in this regard and would, therefore, be contrary to the proper planning and development of the area.