

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0058	
1. Location	Farmersvale, Rathcoole, Co. Dublin.		
2. Development	Erect a single storeyed private dwelling house (325 sq.m.) served by a private waste treatment system on 1.75 acre site situated within his lands.		
3. Date of Application	06/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/02/96 2.	1. 29/02/96 2.
4. Submitted by	Name: A.M. Gallagher, Architect, Address: 8, Dartry Road, Dublin 6.		
5. Applicant	Name: W.D. Holmes, Address: Farmersvale, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0729  Date 25/04/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	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.	



**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 0104

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

Telephone: 01-462 0000  
Fax: 01-462 0104

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

<b>Decision Order Number</b> 0729	<b>Date of Decision</b> 25/04/96
<b>Register Reference</b> S96A/0058	<b>Date</b> 6th February 1996

**Applicant** W.D. Holmes,

**Development** Erect a single storeyed private dwelling house (325 sq.m.)  
served by a private waste treatment system on 1.75 acre  
site situated within his lands.

**Location** Farmersvale, Rathcoole, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 27/02/96 /29/02/96

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....<sup>LB</sup>..... 25/04/96  
for SENIOR ADMINISTRATIVE OFFICER

A.M. Gallagher, Architect,  
8, Dartry Road, Dublin 6.

**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 0104

REG REF.: S96A/0058

**PLANNING  
DEPARTMENT**

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

Telephone: 01-462 0000

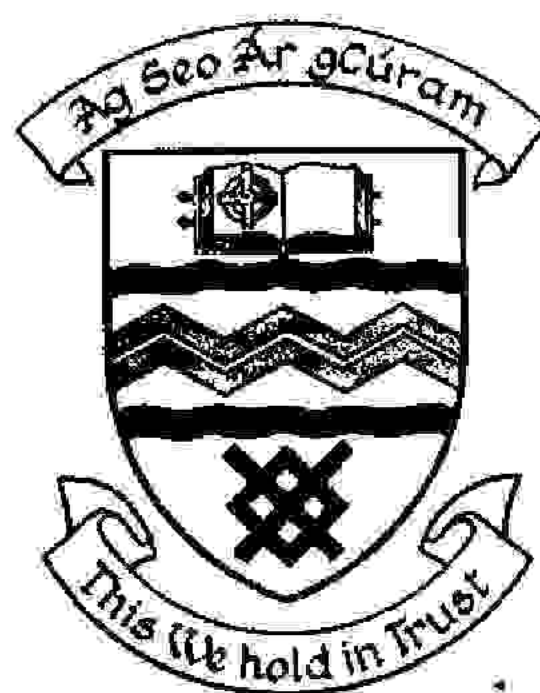
Fax: 01-462 0104

**Reasons**

- 1 ~~The~~ proposed development would contravene materially the ~~development~~ objective indicated in the 1993 Dublin County Development Plan for the use solely or primarily of the area ~~for~~ agricultural purposes. It is the policy of the Planning Authority to restrict housing development in the area to applicants with a genuine need to reside in proximity to their employment where related to the rural community. As there is already a house on this landholding it is considered that a further dwellinghouse would be contrary to the proper planning and development of the area.
- 2 ~~The~~ proposed dwellinghouse located at some distance from the saddlery and stables on a corner site within the ~~building~~ and with a separate entrance to the road would constitute ribbon development and would lead to further fragmentation of the development pattern in the area. It ~~would~~, therefore, be contrary to the proper planning and development of the rural area.
- 3 ~~The~~ proposed development would set a precedent for further ~~similar~~ developments on a substandard road network in an ~~unserviced~~ rural area which would lead to a demand for the uneconomic provision of services.
- 4 ~~The~~ 1993 Dublin County Development Plan requires that, in ~~relation~~ to dwellinghouses in the rural area, road frontage ~~should~~, where practical, be at least 60 metres so as to preserve the rural quality of the area. The proposed development provides for a road frontage to the site of the house of less than 45m. It would, therefore, be contrary to the proper planning and development of the area.



**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 0104

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

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Order Number 0358	Date of Order 27/02/96
Register Reference S96A/0058	Date 6th February 1996

**Applicant** W.D. Holmes,

**Development** Erect a single storeyed private dwelling house (325 sq.m.)  
served by a private waste treatment system on 1.75 acre  
site situated within his lands.

**Location** Farmersvale, Rathcoole, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 15.02.1996 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.

A.M. Gallagher, Architect,  
8, Dartry Road, Dublin 6.

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 0104  
REG REF. S96A/0058



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

Telephone: 01-462 0000  
Fax: 01-462 0104

- 
- (c) nature and extent of development including number of dwellings (if any)
  - (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.

27/02/96