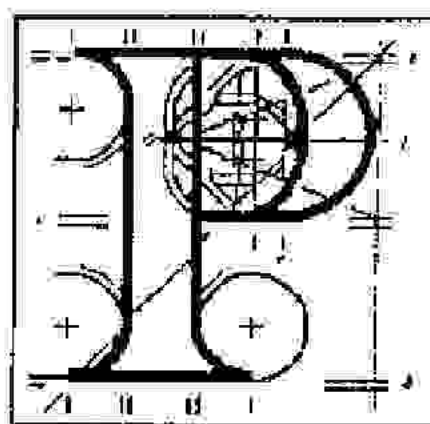


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0669	
1. Location	Mount Venus Road, Newtown, Rathfarnham, Dublin 16.		
2. Development	Four bedroom dormer bungalow and domestic effluent treatment system.		
3. Date of Application	27/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Domus Design, Address: 53 Bayview Ave., North Strand,		
5. Applicant	Name: Suzanne Murray, Address: Mount Venus Road, Newtown, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2595 Date 23/11/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	15/12/2000	Written Representations	
9. Appeal Decision	13/07/2001	Refuse Permission	
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
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 1999

County South Dublin

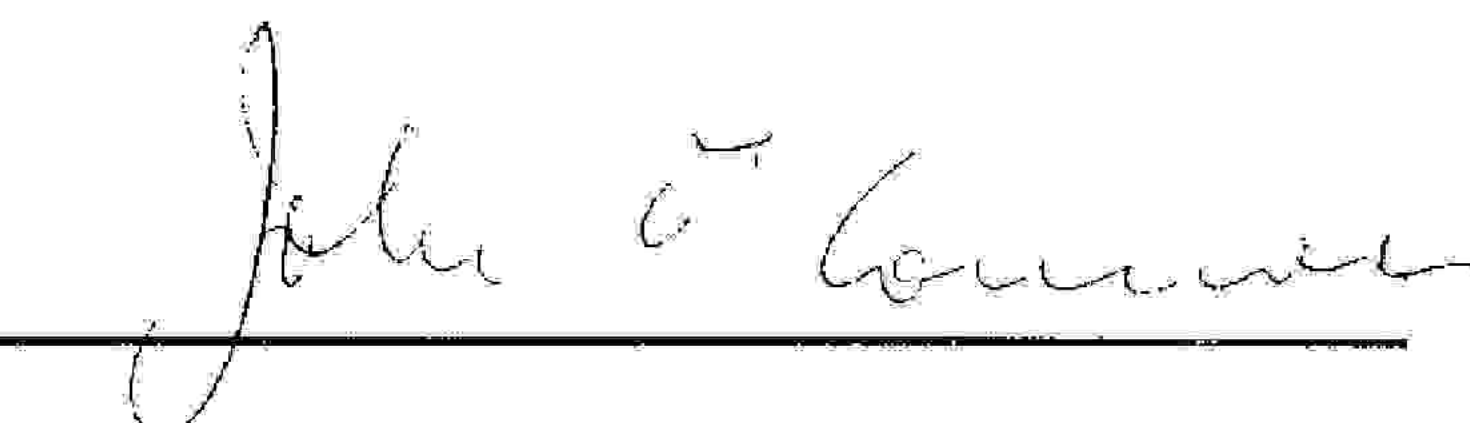
Planning Register Reference Number: S00A/0669

APPEAL by Suzanne Murray care of Domus Design Studio of The Basement, 53 Bayview Avenue, North Strand, Dublin against the decision made on the 23rd day November, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a four bedroom dormer bungalow and domestic effluent treatment system at Mount Venus Road, Newtown, Rathfarnham, Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is considered that the private road network serving the proposed development is deficient in capacity and substandard in terms of width and alignment. It also lacks footpaths and public lighting. The proposed development would, therefore, endanger public safety by reason of traffic hazard.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the substandard sight distance at the junction of the private road with Mount Venus Road. 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.

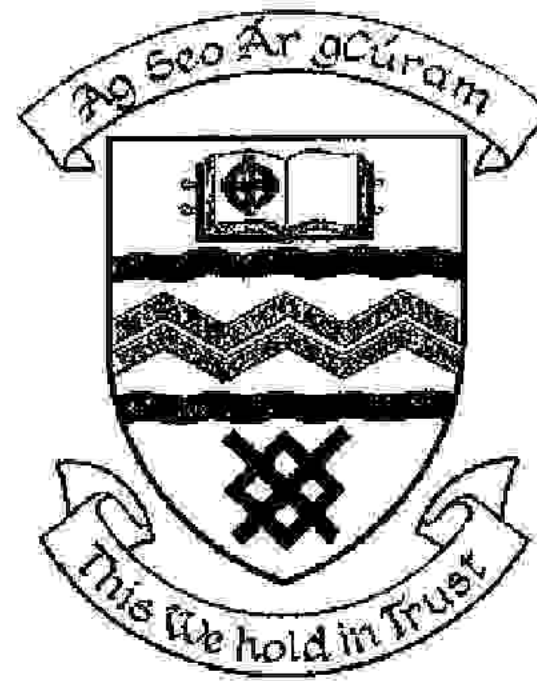
Dated this 13th day of July 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0669	
1. Location	Mount Venus Road, Newtown, Rathfarnham, Dublin 16.		
2. Development	Four bedroom dormer bungalow and domestic effluent treatment system.		
3. Date of Application	27/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Domus Design, Address: 53 Bayview Ave., North Strand,		
5. Applicant	Name: Suzanne Murray, Address: Mount Venus Road, Newtown, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2595 Date 23/11/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
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

Halla an Chontae,
Lár an Bhaile, Tamlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2595	Date of Decision 23/11/2000
Register Reference S00A/0669	Date 27/09/00

Applicant Suzanne Murray,
Development Four bedroom dormer bungalow and domestic effluent treatment system.
Location Mount Venus Road, Newtown, Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 23/11/00

Domus Design,
53 Bayview Ave.,
North Strand,
Dublin 3.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0669

Reasons

- 1 The proposal is unacceptable as it would endanger public safety by reason of a traffic hazard, for the following reasons:
 - (i) The proposal would result in the generation of additional traffic turning movements at the junction of the laneway and Mount Venus Road where visibility splays are substandard.
 - (ii) The proposal would result in the generation of additional traffic on a rural laneway which is substandard in width and alignment and which has no footpaths or lighting.
 - (iii) The proposed development would generate pedestrian and cyclist movements on Mount Venus Road where the lack of width and footpaths together with the huge volume of vehicles using this road makes it very hazardous.
- 2 Insufficient information has been provided with the application in order to assess the public health implications of the proposal. In particular, no site assessment report or percolation test results were submitted for the proposed biocycle unit. As such, the proposal must be considered prejudicial to public health.