

	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/0463	
1. Location	"Miryam, Lyons Road, Newcastle, Co Dublin		
2. Development	Two storey dwelling house, family flat, double garage, shed for agricultural plant machinery and bio-cycle waste water treatment system		
3. Date of Application	04/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/08/2000 2.	1. 06/12/2000 2.
4. Submitted by	Name: T.Grimes Address: "Miryam" Lyons Road		
5. Applicant	Name: Tom Grimes Address: "Miryam, Lyons Road, Newcastle, Co Dublin"		
6. Decision	O.C.M. No. 0246 Date 02/02/2001	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, Tamhlacht,
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 0246	Date of Decision 02/02/2001
Register Reference S00A/0463	Date 04/07/00

Applicant Tom Grimes

Development Two storey dwelling house, family flat, double garage, shed for agricultural plant machinery and bio-cycle waste water treatment system

Location "Miryam, Lyons Road, Newcastle, Co Dublin

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/08/2000 /06/12/2000

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

02/02/01

T. Grimes
"Miryam"
Lyons Road
Newcastle
Co Dublin

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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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

REG REF. S00A/0463

Reasons

- 1 The site of the proposed development is located in an area zoned in the County Development Plan with the objective, "to protect and improve rural amenity and to provide for the development of agriculture". It is the policy of the Planning Authority, as set out in the Development Plan Policy RH1, to restrict the spread of one-off housing into the rural, mountain and high amenity zones, in order to protect the character and amenity value of such areas, and to promote the achievement of sustainable development. It is considered that the applicant has not demonstrated that the proposed development is in accordance with Council policy RH1, having regard to the location of the applicant's existing residence permitted under Reg. Ref. 90A/0959. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.
- 2 The proposed development would contribute to ribbon development, would lead to demands for the uneconomic provision of public services in an area where they are not proposed, would constitute an undesirable precedent for further similar development in the vicinity; and would not be in accordance with the Council's sustainable development objectives. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.
- 3 The excessive scale of the proposed dwelling, in addition to its proposed siting, on rising ground considerably above the level of the public road, would be visually obtrusive and out of character with the amenities of this rural area. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0463	
1. Location	"Miryam, Lyons Road, Newcastle, Co Dublin		
2. Development	Two storey dwelling house, family flat, double garage, shed for agricultural plant machinery and bio-cycle waste water treatment system		
3. Date of Application	04/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/08/2000 2.	1. 2.
4. Submitted by	Name: T.Grimes Address: "Miryam" Lyons Road		
5. Applicant	Name: Tom Grimes Address: "Miryam, Lyons Road, Newcastle, Co Dublin		
6. Decision	O.C.M. No. 1988 Date 31/08/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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, Tamhlacht,
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

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

Decision Order Number 1988	Date of Decision 31/08/2000
Register Reference S00A/0463	Date: 04/07/00

Applicant Tom Grimes
Development Two storey dwelling house, family flat, double garage, shed for agricultural plant machinery and bio-cycle waste water treatment system

Location "Miryam, Lyons Road, Newcastle, Co Dublin

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/07/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicants shall indicate how they can satisfy the requirements of the Roads Department in relation to the access proposals. In this regard, the Roads Department require a revised entrance layout to incorporate the following:-
 - junction of laneway with Lyons Road to be at right angles with 3mx90m vision splays in both directions. The 3m setback to be measured from the metal edge of the roadway.
 - Elimination of the two parallel access points (entrance to Lyons estate and the access laneway to the site) at the junction.

NOTE: The applicants are advised to consult with the Roads Department (Planning Section) before re-submission.

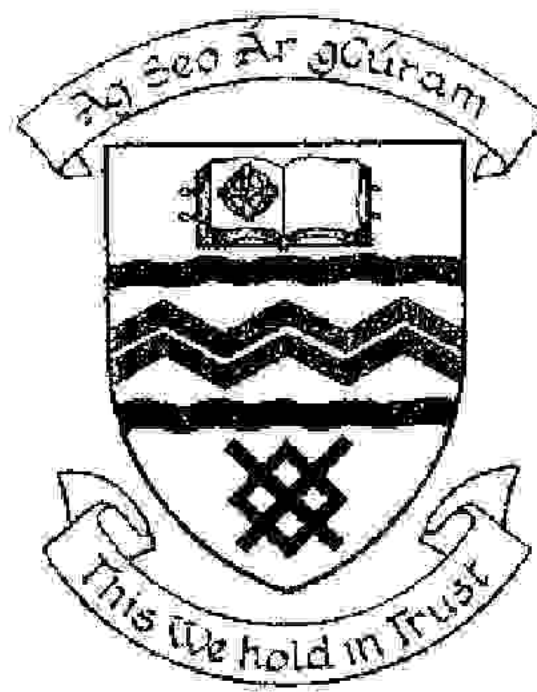
- 2 (a) The applicants are requested to erect stakes on site which clearly simulate the scale of the proposed house.

T.Grimes
"Miryam"
Lyons Road
Newcastle
Co Dublin

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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

REG REF. S00A/0463

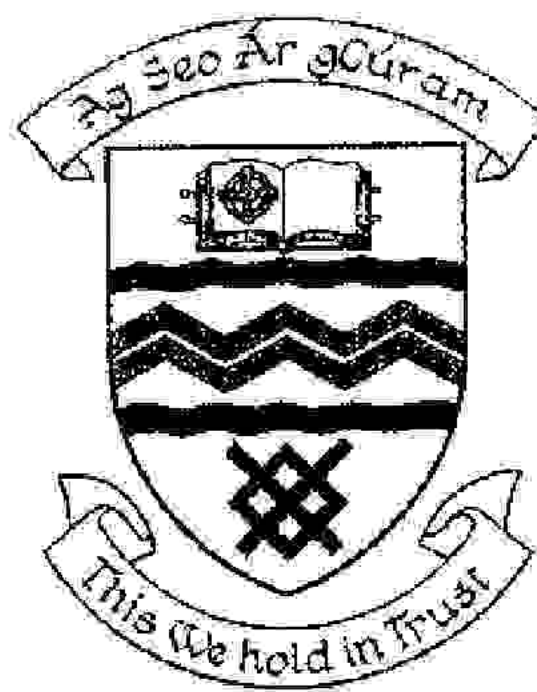
- (b) The applicants are requested to submit any proposals they may have to reduce the scale of the proposed dwelling.
- 3 The applicants shall indicate their proposals for the access laneway, and specifically address the appropriateness of this long, narrow and un-surfaced lane for the movement of large agricultural machinery. The applicant shall state the dimensions of the larger machines which are used.
 - 4 The applicants are requested to submit a scaled plan (scale not less than 1:200) of their existing residence and storage shed on Lyons Road, and a site location map which identifies this site.
 - 5 The applicants are requested to submit a map clearly outlining in colour the extent of their landholding.
 - 6 The applicants are requested to give details of the planning history (i.e. previous planning application dates and reference numbers) on the full landholding.
 - 7 The applicants shall state whether they are willing to enter into a legal agreement under Section 38 of the Local Government (Planning and Development) Act 1963, to provide for the sterilisation of all or part of the remainder of the landholding from non-agricultural development.
 - 8 The applicants are requested to indicate whether they are native of the area, and to state where they resided prior to their current residence at Lyons Road.
 - 9 The applicants shall provide full details of all employment in which they are involved.
 - 10 The applicants shall provide a copy of the Biocycle Site Assessment report demonstrating that the site is suitable for the proposed method of effluent disposal.

Signed on behalf of South Dublin County Council

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

REG. REF. S00A/0463

m7
.....
for Senior Administrative Officer

31/08/00