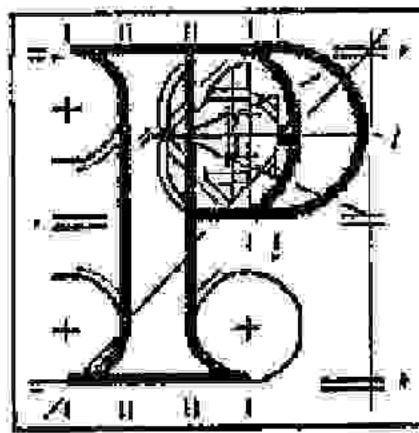


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0186	
1. Location	Athgoe North, Newcastle, Co. Dublin.		
2. Development	3 bedroom bungalow and stables with biocycle waste water treatment system, new entrance onto public road, associated telecom, ESB services and landscaping works.		
3. Date of Application	21/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lewis & Hickey Martin, Address: Bow Bridge House, Bow Lane West,		
5. Applicant	Name: Garrett & Joan Gorevan, Address: Roslyn, Hazel Hatch Road, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1079 Date 18/05/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/06/2000	Written Representations	
9. Appeal Decision	16/10/2000	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/0186


APPEAL by Garrett and Joan Gorevan care of Lewis and Hickey Martin of Bow Bridge House, Bow Lane West, Dublin against the decision made on the 18th day of May, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a three bedroom bungalow and stables with biocycle wastewater treatment system, new entrance onto public road, associated telecom, ESB services and landscaping works at Athgoe North, Newcastle, County Dublin:

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

SCHEDULE

1. The proposed development is located in an area zoned B "to protect and improve rural amenity and to provide for the development of agriculture" in the current South Dublin County Development Plan. It is the policy of the planning authority, as set out in the Development Plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. This objective and policy are considered reasonable. As the applicants do not meet the housing need criteria set out in the Development Plan, the proposed development would contravene this policy and be contrary to the proper planning and development of the area.
2. The proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would detract from the rural character and attractiveness of the area. The proposed development would, therefore, contravene materially the provisions of the Development Plan and be contrary to the proper planning and development of the area.

3. On the basis of the submissions made in connection with the planning application and the appeal, the Board is not satisfied that site can be drained satisfactorily, notwithstanding the proposed use of a proprietary wastewater system. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and development of the area.



John O'Connor

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

Dated this th 13 day of October 2000..

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0186	
1. Location	Athgoe North, Newcastle, Co. Dublin.		
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4. Submitted by	Name: Lewis & Hickey Martin, Address: Bow Bridge House, Bow Lane West,		
5. Applicant	Name: Garrett & Joan Gorevan, Address: Roslyn, Hazel Hatch Road, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1079 Date 18/05/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
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	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0186	
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14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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**PLANNING
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Dublin 24.

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

Decision Order Number 1079	Date of Decision 18/05/2000
Register Reference S00A/0186	Date 21/03/00

Applicant Garrett & Joan Gorevan,
Development 3 bedroom bungalow and stables with biocycle waste water treatment system, new entrance onto public road, associated telecom, ESB services and landscaping works.
Location Athgoe North, Newcastle, Co. Dublin.

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

18/05/00

Lewis & Hickey Martin,
Bow Bridge House,
Bow Lane West,
Dublin 8.

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

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REG REF. S00A/0186

Reasons

- 1 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. 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 endanger public safety because of traffic hazard due to additional traffic turning movements on a substandard rural road network, would lead to demands for the uneconomic provision of public services in an area where they are not proposed, would interfere with the rural character and amenity of the area, 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. It would therefore contravene materially the zoning objective for the area, and would be contrary to the proper planning and development of the area.
- 3 The proposed development would be prejudicial to public health due to the unsuitability of the site for the treatment and disposal of foul effluent.