

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1379
1. LOCATION	2, Woodtown Cottages, Mount Venus, Rathfarnham, Dublin 16.		
2. PROPOSAL	2 storey dwelling		
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  22nd Oct., 1985	Date Further Particulars
			(a) Requested 1. .... 2. ....
4. SUBMITTED BY	Name Mr. Patrick Heavey, Address Cruagh, Rathfarnham, Dublin 16.		
	Name Mr. & Mrs. Noel Byrne, Address Kilmashogue, Rathfarnham, Dublin 16.		
6. DECISION	O.C.M. No. P/4893/85 Date 19th Dec., 1985		Notified 19th Dec., 1985 Effect To refuse permission
	O.C.M. No. Date		Notified Effect
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 23rd Jan., 1986 Type 1st Party		Decision Permission refused by An Bord Pleanála Effect 25th June, 1986
	Date of application		Decision Effect
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by .....

Copy issued by ..... Registrar.

Checked by .....

Date .....

Co. Accts. Receipt No .....

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

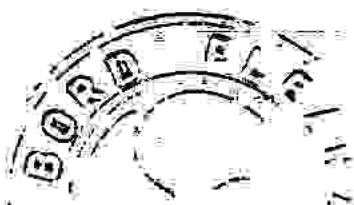
Planning Register Reference Number: 85A/1379

**APPEAL** by Noel Byrne of Kilmashogue, Rathfarnham, Dublin, against the decision made on the 19th day of December, 1985, by the Council of the County of Dublin, to refuse permission for a house at the rear of 2, Woodtown Cottages, Mount Venus, Rathfarnham:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said house for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is the policy of the planning authority, as expressed in its Development Plan, that the primary land use in the area would be agricultural and that the rural environment of the area should be protected. The policies and objectives in relation to this area as contained in the Development Plan are considered reasonable and the proposed development would be in conflict with them.
2. The proposed two-storey dwellinghouse in this rural area, by virtue of its design and obtrusive location on this elevated site in close proximity to the single-storey cottages, would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area.
3. There are no public piped sewerage facilities available to serve the proposed development.
4. The proposed development would be prejudicial to public health because of the location of the septic tank and percolation area on this restricted sloping site in close proximity to the proposed and existing dwellinghouses.



Ann Luv. Quinn

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

Dated this 25<sup>th</sup> day of June,

1986.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Mr. Patrick Hevey, Register Reference No. 85A/1379  
Cruagh, Planning Control No. ....  
Rathfarnham, Application Received 22.10.85  
Dublin 16, Additional Information Received .....  
Applicant Mr. & Mrs. N. Byrne

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/4893/85 dated 19.12.85 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For house at rear of No. 2 Woodtown Cottages, Mount Venus, Rathfarnham

for the following reasons:

1. The site is located in an area zoned "to protect and provide for the development of agriculture". The development proposed would contravene materially this objective would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area.
2. The proposed two storey dwelling house in this rural area, would by virtue of its obtrusive location and design on this elevated site in the close proximity to the single storey cottages, ~~would~~ not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of the area.
3. There are no public piped sewerage facilities available to serve the proposed development.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. The proposed septic tank and percolation areas on this restricted sloping site in close proximity to existing dwellinghouses is not acceptable to the Council and would be prejudicial to public health.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date 19th December, 1985

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.