

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0880	
1. Location	Site to the east of the junction of Oldcourt Road and Kilakee Road, Ballycullen, Co. Dublin.		
2. Development	Development comprising an equestrian centre, incorporating stables for 50 horses, an indoor arena and associated changing facilities, office/reception/canteen, one outdoor arena and visitor parking facilities and residential accommodation for the equestrian centre manager comprising a two storey split level bungalow with Biocycle sewage treatment facility, with access from Oldcourt Road.		
3. Date of Application	09/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Mahony-Pike Architects, Address: Mount St. Annes, Milltown,		
5. Applicant	Name: Frank & Bernadette Brooks, Address: Ballycullen Farms, Ballycullen Road, Dublin 16.		
6. Decision	O.C.M. No. 0242 Date 08/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	06/03/2000	Written Representations	
9. Appeal Decision	04/10/2000	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

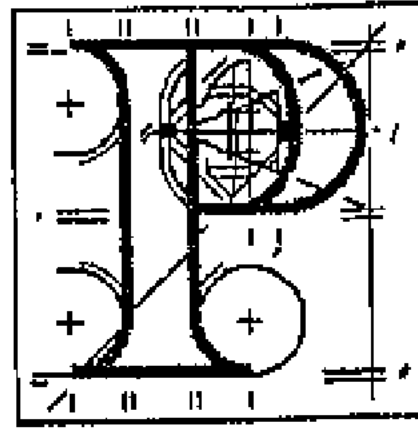
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Date

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Receipt No.

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S/99A/0880

APPEAL by Bernard J. F. Bradshaw of Kilakee Road, Rathfarnham, Dublin and by Frank and Bernadette Brooks care of O'Mahony Pike of Milltown House, Mount Saint Anne's, Milltown, Dublin against the decision made on the 8th day of February, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Frank and Bernadette Brooks for development described in the public notice as "an equestrian centre, incorporating stables for 50 horses, an indoor arena and associated changing facilities, office/reception/canteen, one outdoor arena and visitor parking facilities and residential accommodation for the equestrian centre manager comprising a two-storey split level bungalow with biocycle sewage treatment facility, all on a site to the east of the junction of Oldcourt Road and Kilakee Road, Ballycullen, County Dublin, with access from Oldcourt Road":

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. Having regard to the elevated nature and topography of the site, which is located in a scenic rural area in the foothills of the Dublin mountains and in an area where it is an objective of the planning authority, as expressed in the current Development Plan for the area, to protect and improve rural amenity and to provide for the development of agriculture, it is considered that the proposed equestrian centre, by reason of its scale, mass and the extent of excavation and earthworks, would seriously injure the amenities of this rural area, would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and development of the area.

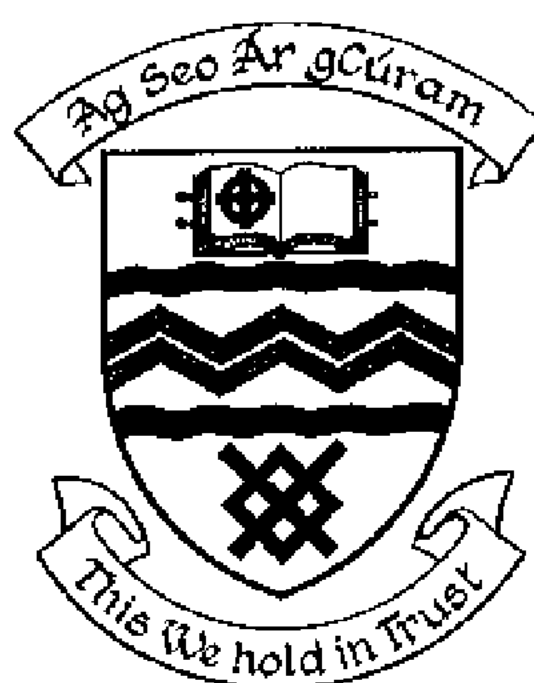
2. It is considered that the proposed house, located close to the highest part of the site, would constitute an obtrusive feature in the landscape, would seriously injure the amenities of this rural area, would militate against the preservation of the rural environment and would, therefore, be contrary 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 4th day of October 2000.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
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P.O. Box 4122,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0242	Date of Decision 08/02/2000
Register Reference S99A/0880	Date: 09/12/99

Applicant Frank & Bernadette Brooks,

Development Development comprising an equestrian centre, incorporating stables for 50 horses, an indoor arena and associated changing facilities, office/reception/canteen, one outdoor arena and visitor parking facilities and residential accommodation for the equestrian centre manager comprising a two storey split level bungalow with Biocycle sewage treatment facility, with access from Oldcourt Road.

Location Site to the east of the junction of Oldcourt Road and Kilakee Road, Ballycullen, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

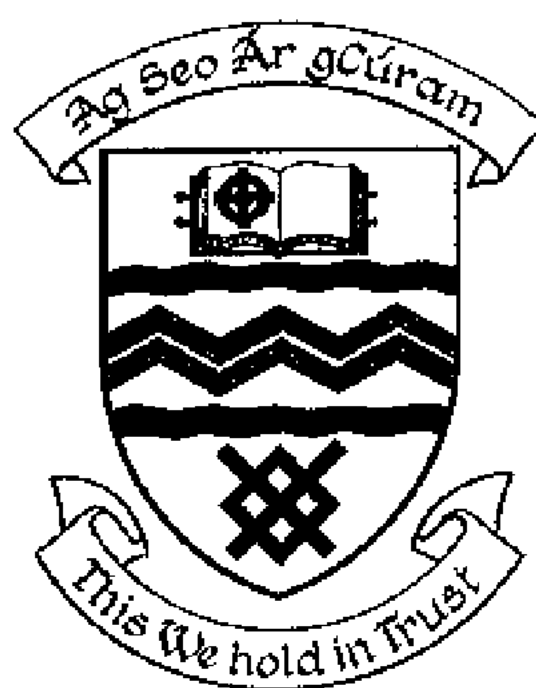
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 08/02/00
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony-Pike Architects,
Mount St. Annes,
Milltown,
Dublin 6.

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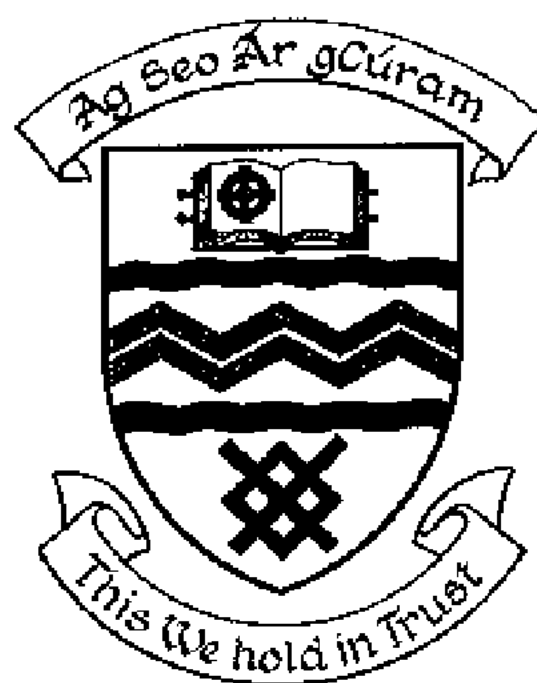
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the location of the house be moved closer to the centre. The location and floor level to be agreed with the Planning Authority before development commences.
REASON:
To achieve a more compact development.
- 3 That all trees and hedgerows surrounding the site be retained save for those required to be moved to provide access sightlines.
REASON:
In order to preserve existing amenities.
- 4 The following shall be provided to the satisfaction of the Councils Roads Department:
 - (a) road widening, right turning lane at access to be constructed to Roads Department specification.
 - (b) fence/hedges on the Kilakee road frontage to be set back to Roads Department requirements in order to improve the sight distance available at the junction of Oldcourt Road and Kilakee Road. Details to be submitted for agreement before development commences.REASON:
In the interest of road safety.
- 5 That a detailed landscaping plan of the site be submitted to and agreed with the Planning Authority before work commences on site.
REASON:
In the interest of the proper planning and development of the area.

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- 6 Detailed plans to be submitted showing the location of the proposed biocycle treatment unit and percolation area. The percolation test results given in the site assessment report indicate a varied percolation rate, so the location of each test hole should be included in the submission.

REASON:

In the interest of public health.

- 7 The wastewater treatment plant and percolation/irrigation area shall meet the requirements of BS6297 1983 and the relevant manufacturers agreement certificate. No discharge of effluent shall be permitted without the applicant first obtaining from the Environmental Services Department a licence under the Water Pollution Acts 1977-90.

REASON:

In the interest of public health.

- 8 Before development commences the applicant shall submit details for the provision of stormwater attenuation in order to limit the maximum discharge of surface water from the impermeable area to the equivalent discharge from agricultural lands which is deemed to be 10.73 litres/second/hectare.

REASON:

To avoid flooding.

- 9 That a financial contribution in the sum of £8,481 (eight thousand four hundred and eighty one pounds) EUR 10,768 (ten thousand seven hundred and sixty eight euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of £44,272 (forty four thousand two hundred and seventy two pounds) EUR 56,214 (fifty six thousand two hundred and fourteen euros) shall be

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paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 11 In the event of a connection to the public sewer, a further financial contribution in the sum of £8,481 (eight thousand four hundred and eighty one pounds) EUR 10,768 (ten thousand seven hundred and sixty eight euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 12 That a financial contribution in the sum of £13,492 (thirteen thousand four hundred and ninety two pounds) EUR 17,131 (seventeen thousand one hundred and thirty one euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development; this contribution to be paid prior to commencement of development.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.