

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0485	
1. Location	Kilmashogue Cemetery, Edmondstown Road, Rathfarnham, Co. Dublin.		
2. Development	Permission is sought to extend an existing graveyard and its ancillary car-parking and to construct a crematorium comprising a crematorium chapel, entrance hall and porte cochere celebrant's vestry, managerial office, public toilets, crematory with associated service rooms and service yard, and the conversion of an existing disused farmhouse into a tearoom/restroom.		
3. Date of Application	12/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: De Blacam and Meagher Architects, Address: 29 Raglan Road, Dublin 4.		
5. Applicant	Name: Mr. Edward Fox, Address: 40 Pembroke Road, Ballsbridge, Dublin 4.		
6. Decision	O.C.M. No. 1948 Date 08/09/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	07/10/1999	Written Representations	
9. Appeal Decision	27/04/2000	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

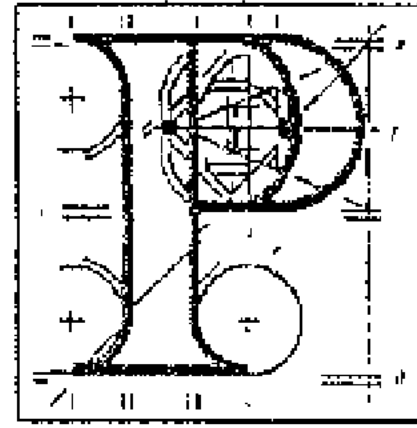
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Date

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Receipt No.

An Bord Pleanála



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

South County Dublin

Planning Register Reference Number: S99A/0485

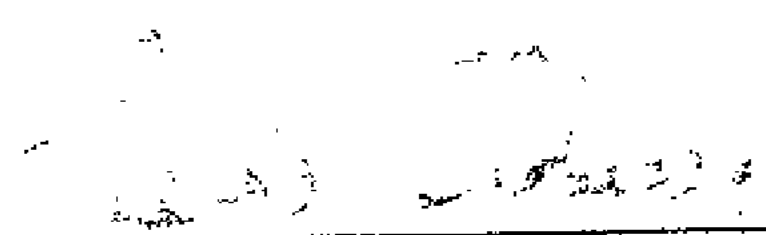
APPEAL by Edward Fox care of De Blacam and Meagher of 29 Raglan Road, Dublin, against the decision made on the 8th day of September, 1999, by the Council of the County of South Dublin to refuse permission for development comprising the extension of an existing graveyard and its ancillary car parking and the construction of a crematorium comprising; a crematorium chapel, entrance hall and porte cochere, celebrant's vestry, managerial office, public toilets, crematory with associated service rooms and service yard, and the conversion of an existing disused farmhouse into a tearoom/restroom at Kilmashogue Cemetery, Edmondstown Road, Rathfarnham, 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 reasons set out in the Schedule hereto.

SCHEDULE

1. It is considered that the proposed development would seriously injure the amenities of property in the vicinity by reason of the proximity of the proposed car parking areas and crematorium to existing houses adjoining the site. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development involves the erection of a relatively large prominent building in a largely open rural area, which is zoned with the objective to protect and improve rural amenity as set out in the current Development Plan for the area. The proposed crematorium would be visually intrusive and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and development of the area.

3 Insufficient information has been submitted in connection with the planning application and the appeal to enable the Board to assess the appeal adequately in terms of public health and drainage arrangements.



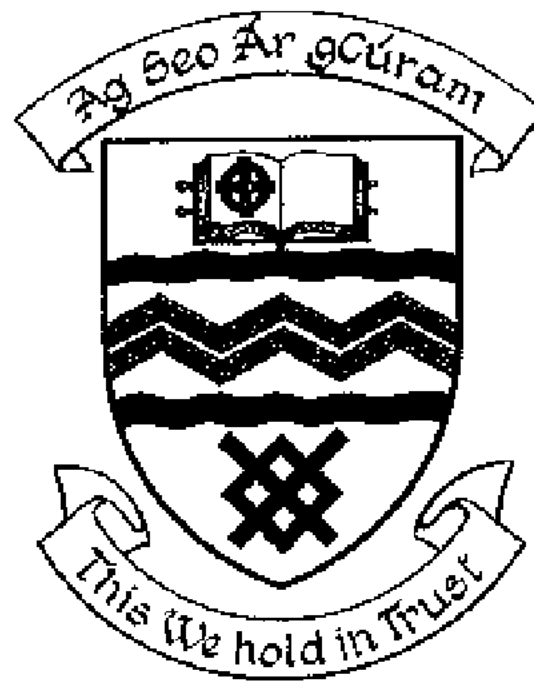
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 27th day of April 2000.

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

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1948	Date of Decision 08/09/1999 <i>LA</i>
Register Reference S99A/0485	Date 12/07/99

Applicant Mr. Edward Fox,

Development Permission is sought to extend an existing graveyard and its ancillary car-parking and to construct a crematorium comprising a crematorium chapel, entrance hall and porte cochere celebrant's vestry, managerial office, public toilets, crematory with associated service rooms and service yard, and the conversion of an existing disused farmhouse into a tearoom/restroom.

Location Kilmasnogue Cemetery, Edmondstown Road, Rathfarnham,
Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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 (7) Reasons on the attached Numbered Pages.

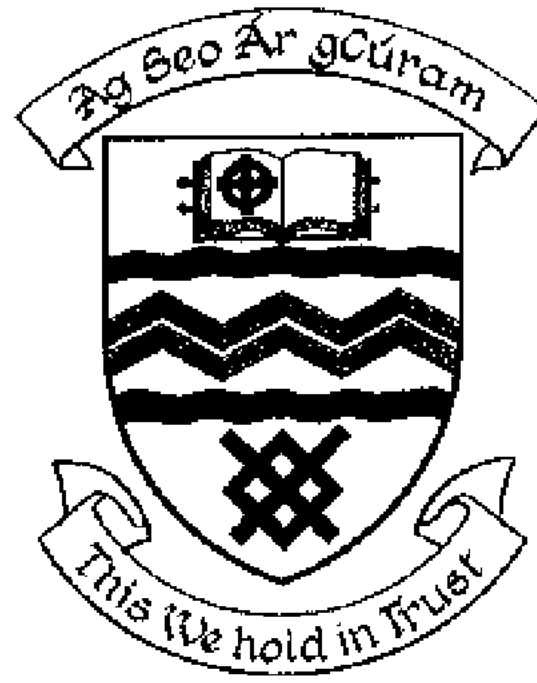
Signed on behalf of the South Dublin County Council

De Blacam and Meagher Architects,
29 Raglan Road,
Dublin 4.

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REG REF. S99A/0485

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for SENIOR ADMINISTRATIVE OFFICER

08/09/99

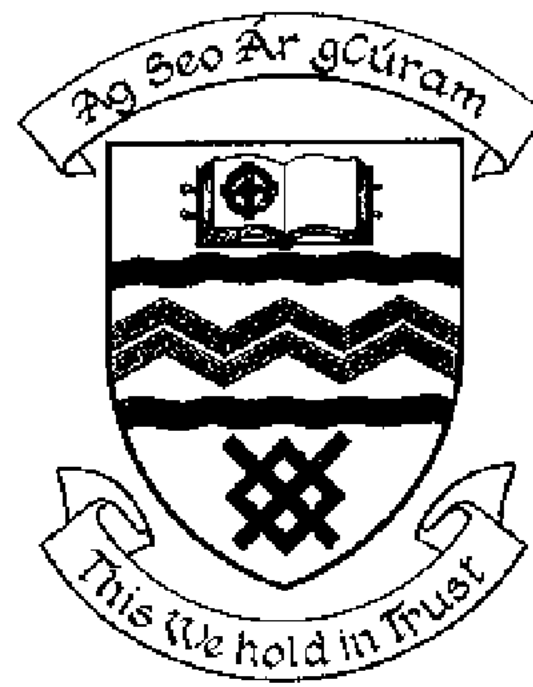
Reasons

- 1 The submitted plans are not adequate in that:-
 - (i) There is a difference in the site boundaries between the 1:2500 scale site location map and 1:500 scale site plan;
 - (ii) The plans do not fully conform to the requirements of Article 23 of the Local Government (Planning and Development) Regulations 1994;
 - (iii) The plans do not include elevations other than a front elevation;
 - (iv) No details of the proposed conversion of the disused cottage to a tea room/rest room are included;
 - (v) Insufficient cross sectional views through the site and adjoining land are included;
 - (vi) No survey plan of existing trees and hedges indicating condition, species, spread, height and those intended to be retained is included. This is considered essential in this rural location where it is a use zoning objective of the South Dublin County Development Plan 1998 to protect and improve rural amenity and to provide for the development of agriculture.
- 2 The proposal would seriously injure the amenities of property in the vicinity by virtue of the proximity of the proposed car parking areas, tea room/rest room and main crematorium building/complex to existing residential properties adjoining the site and the size and chimney height of the crematorium building/complex.

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- 3 The proposal represents the introduction of a substantial urban structure into this largely open rural area which would have an adverse visual impact and would not protect or improve rural amenity. Therefore, the proposal would materially contravene the use zoning objective for the site in the South Dublin County Development Plan 1998 which is to protect and improve rural amenity and to provide for the development of agriculture.
- 4 The proposed conversion to a tea room/rest room would be likely to result in the loss of existing trees around it. Such loss would be contrary to the Development Plan use zoning objective in that it would be harmful to visual amenity and thus would not protect or improve rural amenity. It would also seriously injure the amenities of property in the vicinity.
- 5 The application includes insufficient information on the intended operation of the proposed tea room/rest room to justify it being permitted in this rural area where the use zoning objective of the Development Plan is to protect and improve rural amenity and to provide for the development of agriculture.
- 6 Insufficient information is provided in the application to enable it to be assessed on public health grounds. This is particularly true in respect of the operational aspects of the cremators and the nature, content, volume and frequency of emissions from the flue. As such the proposal must be considered prejudicial to public health. In any event, the application contains insufficient information in respect of the cremators, flue and fuel storage provision.
- 7 Insufficient information is provided in the application in respect of water supply, foul and surface water drainage and surface water attenuation measures (the latter would need to limit surface water run off from the site to pre-development flows).