

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0055	
1. Location	Tay Lane, Rathcoole, Co. Dublin.		
2. Development	Erection of caravan storage and display shed adjoining existing caravan sales yard.		
3. Date of Application	02/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/02/1999 2.	1. 01/03/1999 2.
4. Submitted by	Name: Tony Colbert Dip.Arch.Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Harry Farrell, Address: Tay Lane, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0834 Date 28/04/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	26/05/1999	Written Representations	
9. Appeal Decision	24/09/1999	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

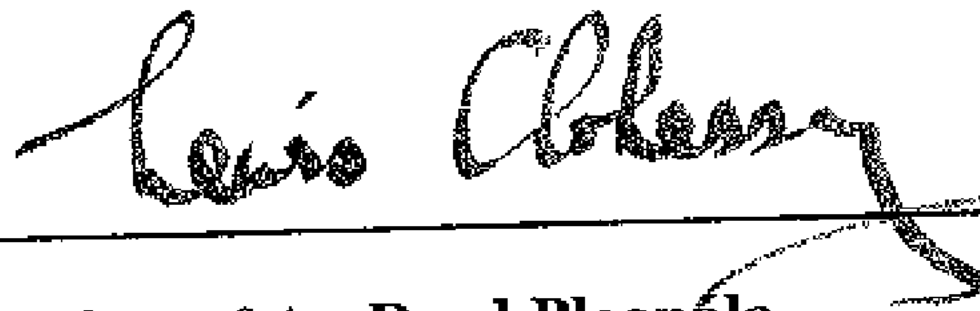
Planning Register Reference Number: S99A/0055

APPEAL by Harry Farrell care of Tony Colbert of 169 Forest Hills, Rathcoole, County Dublin against the decision made on the 28th day of April, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of caravan storage and display shed adjoining existing caravan sales yard at Tay Lane, Rathcoole, 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. The proposed development is located in an area zoned B in the current South Dublin County Development Plan for which the objective is to protect and improve rural amenity and to provide for the development of agriculture. This objective is considered reasonable. Having regard to the industrial character and excessive size of the proposed development and its proximity to the N7 National Primary Road, it is considered that it would materially contravene the zoning objective as set out in the Development Plan and be contrary to the proper planning and development of the area.
2. The proposed development constitutes a substantial intensification of an existing unauthorised non-conforming use and would contravene materially the zoning objective for this area.
3. The proposed development would be prejudicial to public health and would contravene materially a condition attached to an existing permission for development because it is located on the percolation area for a septic tank serving the house on the adjoining site.



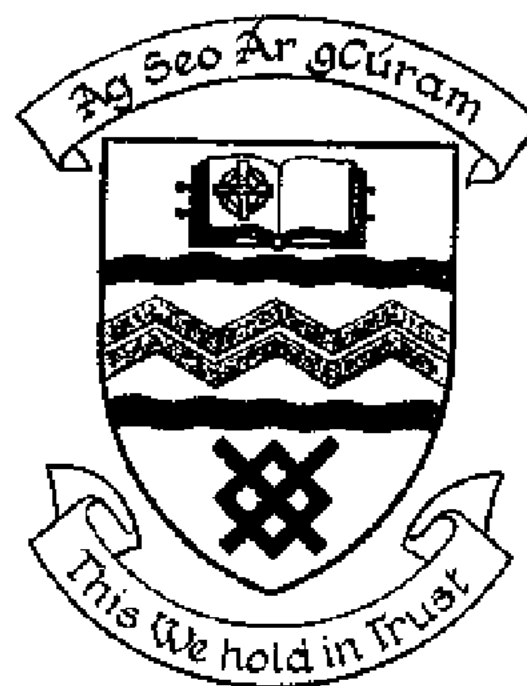
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 24th day of September 1999.

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,
Dublin 24.

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

Decision Order Number 0834	Date of Decision 28/04/1999
Register Reference S99A/0055	Date 2nd February 1999

Applicant Harry Farrell,
Development Erection of caravan storage and display shed adjoining
existing caravan sales yard.
Location Tay Lane, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/02/1999 /01/03/1999

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.

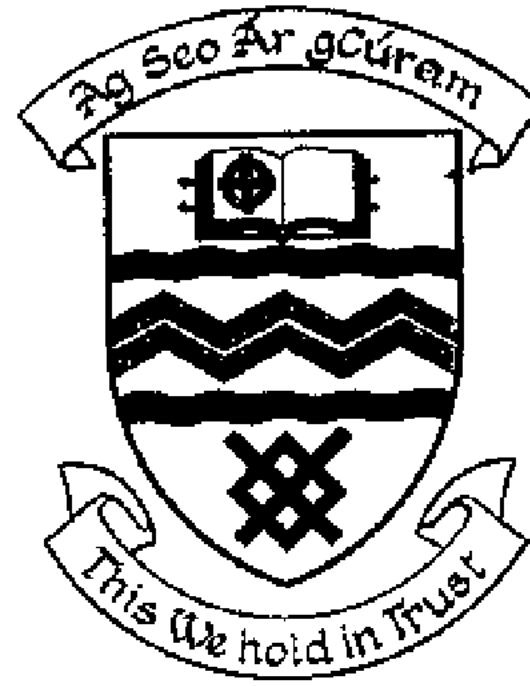
Signed on behalf of the South Dublin County Council

..... J.A
for SENIOR ADMINISTRATIVE OFFICER

28/04/1999

Tony Colbert Dip.Arch.Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

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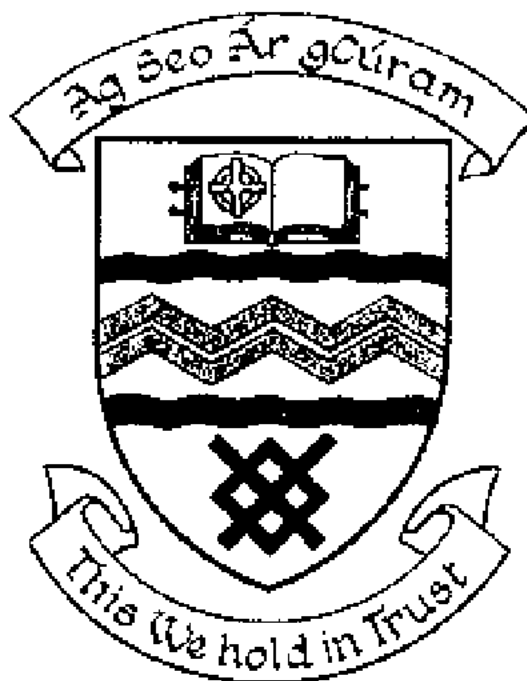
Reasons

- 1 Having regard to the excessive size and industrial character of the proposed development and to its location in close proximity to the N7 National Primary Road within an area zoned with the objective "to protect and improve rural amenity and to provide for the development of agriculture", in the South Dublin County Development Plan 1998, it is considered that the proposed development would contravene materially the zoning objective and would not be in accordance with the proper planning and development of the area.
- 2 The proposed development constitutes a substantial intensification of an existing unauthorised non-conforming commercial use within an area zoned with the objective 'to protect and improve rural amenity and to provide for the development of agriculture', in the South Dublin County Development Plan 1998, and would contravene materially the zoning objective.
- 3 The proposed development is located on part of the approved curtilage and on the septic tank percolation area of the adjoining dwellinghouse for which planning permission was granted under Reg Ref. 93A/0727. The proposed development would contravene materially Condition No. 1 of the above Planning Permission and would be prejudicial to public health.

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

Order Number 0370	Date of Order 19/02/1999
Register Reference S99A/0055	Date 02/02/1999

Applicant Harry Farrell,
Development Erection of caravan storage and display shed adjoining
existing caravan sales yard.
Location Tay Lane, Rathcoole, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 16/02/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

Tony Colbert Dip.Arch.Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

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REG REF. S99A/0055

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LAH
..... 19/02/1999
for Senior Administrative Officer.