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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24B/0287**

**APPEAL** by Frank Gorman of The Farnyard, Cruagh Road, Rathfarnham, Dublin against the decision made on the 15<sup>th</sup> day of August, 2024 by South Dublin County Council to grant subject to conditions a permission to David Doyle and Rebecca Doyle care of Bell Associates of Executive House, Whitestown Road, Rush, County Dublin.

**Proposed Development:** Construction of new detached, single storey home office/gym/garage and associated site works, at Keystone, Cruagh Road, Rathfarnham, Dublin.

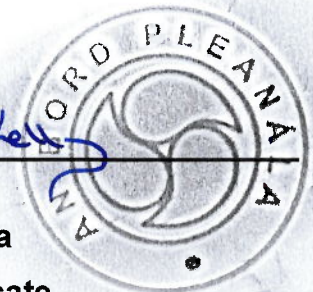
**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

The Board is not satisfied, on the basis of the information submitted with the application, and in light of the applicant not providing further details in response to a notice issued by the Board under Section 132 of the Planning and Development Act, 2000, as amended, that there is sufficient clarity in relation to the nature and location of the new connection from the proposed development to the public water mains and sewer. Furthermore, the Board is not satisfied that the proposed detached home office/gym/garage would not be located over a percolation area connected to a septic tank as permitted under planning register reference number S95A/58 which, if removed, could potentially have serious impacts upon public health and the receiving environment by way of surface water contamination as a consequence of potential ponding and run-off of untreated domestic effluent. On this basis, it is considered that the proposed development would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

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



Dated this 25<sup>th</sup> day of March, 2025.