

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0926	
1. Location	Highdownhill, Newcastle, Co. Dublin.		
2. Development	Construct bungalow and septic tank.		
3. Date of Application	23/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: S. & D. Trant, Address: Highdownhill, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0369 Date 19/02/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/03/1999	Written Representations	
9. Appeal Decision	16/09/1999	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

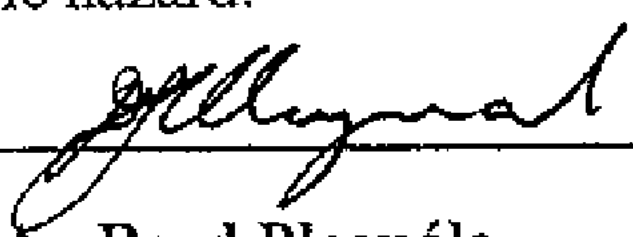
Planning Register Reference Number: S98A/0926

APPEAL by S. and D. Trant care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 19th day of February, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a bungalow and septic tank at Highdownhill, Newcastle, 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

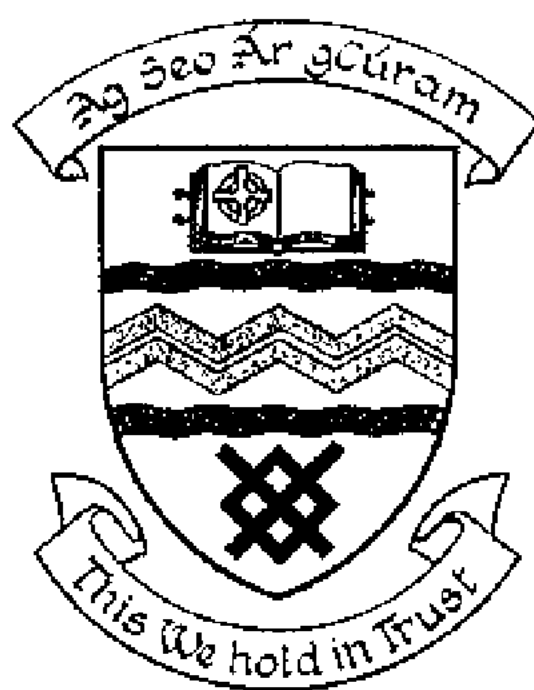
1. The proposed development is located in an area zoned 'B' in the current Development Plan for which the objective is "to protect and improve rural amenity and to provide for the development of agriculture". This objective is considered reasonable. It is a policy of the planning authority, as set out in the Development Plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. The proposed development would lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. It is considered that the applicant does not come within the scope of the housing need criteria set out in the Development Plan. The proposed development would, therefore, contravene materially the development objective as set out in the Development Plan and be contrary to the proper planning and development of the area.
2. Having regard to the existing and permitted development in the area and the substandard nature of the rural road serving the site in terms of width and alignment, it is considered that the additional traffic movements generated by the proposed development would endanger public safety by reason of traffic hazard.



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

Dated this 16th day of September 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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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 0369	Date of Decision 19/02/1999
Register Reference S98A/0926	Date 23rd December 1998

Applicant S. & D. Trant,
Development Construct bungalow and septic tank.
Location Highdownhill, Newcastle, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

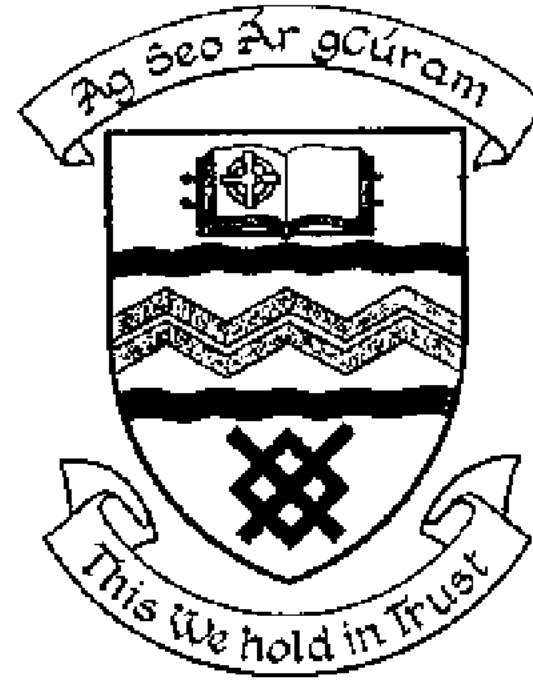

..... 19/02/1999
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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REG REF. S98A/0926

Reasons

- 1 The proposed development would contravene materially the zoning objective "to protect and improve rural amenity and to provide for the development of agriculture" as indicated in the South Dublin County Development Plan, 1998.
- 2 The proposed development constitutes ribbon development on a sub-standard road which would be likely to lead to uneconomic demands for the provision of services and would be contrary to the proper planning and development of the area.
- 3 The proposed development when taken in conjunction with the existing and permitted development in the area would result in a proliferation of septic tank systems likely to be prejudicial to public health and which would seriously injure the amenities of property in the vicinity.
- 4 The additional traffic movements which would be generated by the proposal, when taken in conjunction with the traffic generated by the existing development served by the sub-standard rural road would endanger public safety by reason of traffic hazard.
- 5 The road frontage for the site which is approx. 35 metres fall significantly short of the 60 metres road frontage requirements as set out in South Dublin County Development Plan and would therefore be contrary to the proper planning and development of the area.