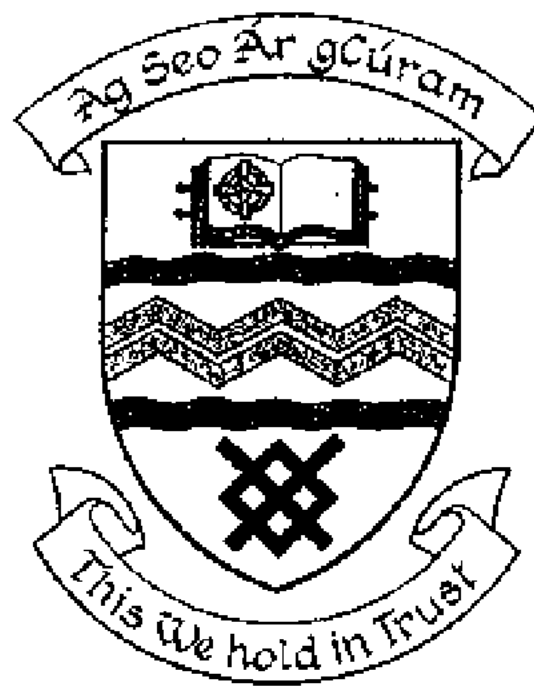


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0789	
1. Location	Site at rear of 173 Edmondstown Road, Edmonstown, Co. Dublin		
2. Development	Three bedroom dormer type bungalow.		
3. Date of Application	20/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Carroll & Associates, Address: 96 Wheatfield, Boghall Road,		
5. Applicant	Name: Mr. Eric Mooney, Address: 57 St. Patricks Park, Stepside, Co. Dublin.		
6. Decision	O.C.M. No. 0097 Date 18/01/99	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

**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 0097	Date of Decision 18/01/99
Register Reference S98A/0789	Date 20th November 1998

Applicant Mr. Eric Mooney,
Development Three bedroom dormer type bungalow.
Location Site at rear of 173 Edmondstown Road, Edmondstown, 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

18/01/99

Carroll & Associates,
96 Wheatfield,
Boghall Road,
Bray,
Co. Wicklow.

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REG REF. S98A/0789

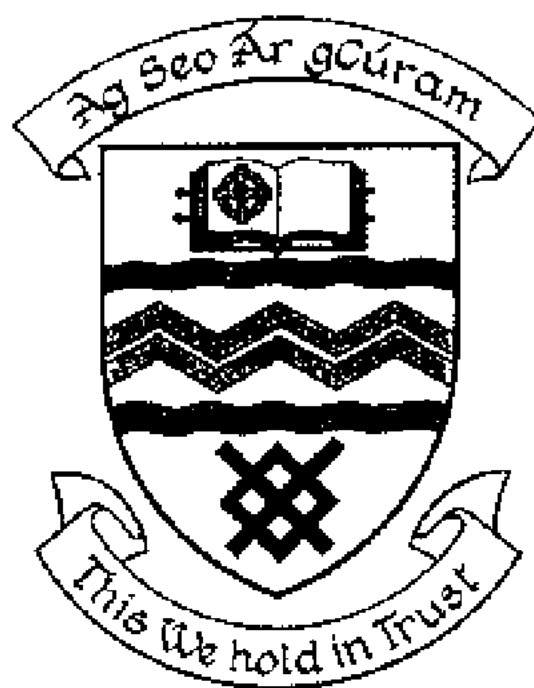
Reasons

- 1 The site is located in an area zoned "to protect and improve rural amenity and to provide for the development of agriculture" in the 1998 Development Plan. IT is the policy of the planning authority to restrict housing development in such areas to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community or reasons of close family ties with rural community. The applicant is not deemed to satisfy either of these criteria. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would result in the encroachment of ribbon development on an elevated site and would set a precedent for further similar development and further encroachment on agricultural land. The proposed development is therefore considered to be contrary to the proper planning and development of the area.
- 3 The proposed development by its relationship with the adjacent property to the west and its inadequate road frontage would result in excessive density and would constitute haphazard and disorderly development. This would have a negative implication on the rural character of the area and would be contrary to the zoning policy of the area.
- 4 The additional traffic and turning movements which would result from the proposed development on a road that is substandard in footpaths, public lighting, drainage and horizontal and vertical alignment, surfacing and restricted visibility throughout its length would endanger public safety by reason of traffic hazard.

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REG. REF. S98A/0789

- 5 The proposed development would set an undesirable precedent for similar developments in the area and for uneconomic provision of services that this will entail. This is contrary to the proper planning and development of the area.
- 6 The proposed development on an elevated site to the rear of existing dwellings would result in excessive overlooking and would be seriously injurious to the residential amenities of and would depreciate the value of, property in the vicinity.