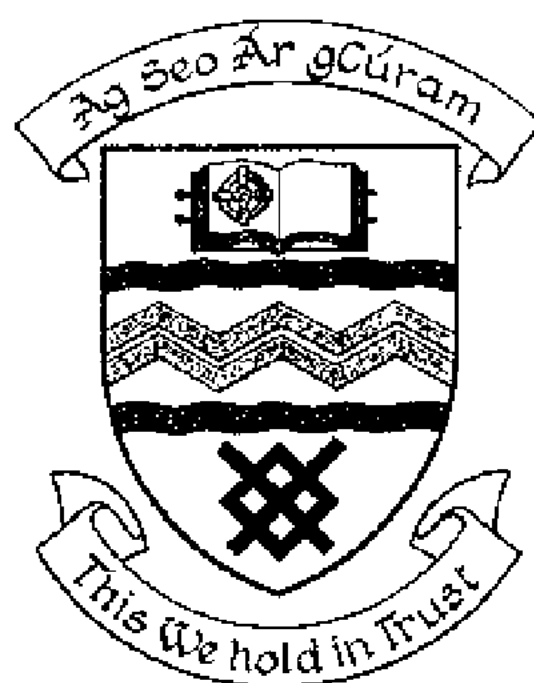


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0734	
1. Location	Newcastle North, Newcastle, Co. Dublin.		
2. Development	(1) A dormer bungalow & septic tank; (2) Revised party boundary location and access arrangements to already approved dwelling (Reg. Ref. S97A/0281) on site.		
3. Date of Application	27/10/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: D. McCarthy & Company, Address: Lynwood House, Ballinteer Road, Dublin 6.		
5. Applicant	Name: D. Kavanagh, Address: Newcastle North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2574  Date 16/12/98	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,  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2574	Date of Decision 16/12/98
Register Reference S98A/0734	Date 27th October 1998

**Applicant** D. Kavanagh,

**Development** (1) A dormer bungalow & septic tank;  
(2) Revised party boundary location and access arrangements to already approved dwelling (Reg. Ref. S97A/0281) on site.

**Location** Newcastle North, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

17/12/98

D. McCarthy & Company,  
Lynwood House,  
Ballinteer Road,  
Dublin 6.

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REG REF. S98A/0734

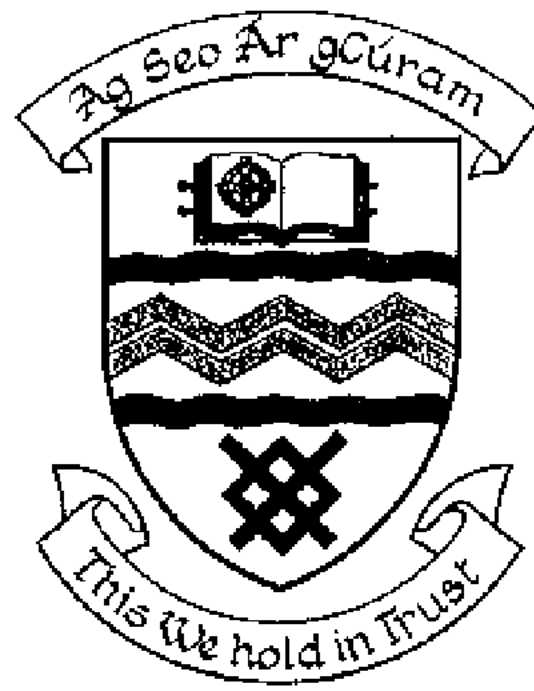
**Reasons**

- 1 The proposed site is formed by subdivision of the site of a dwelling in a rural area for which permission was granted under Reg. Ref. S97A/0281. The road frontage for the site of the proposed dwelling is approximately 45 metres and for the site remaining around the approved dwelling is approximately 43 metres. This constitutes undesirable ribbon development on a substandard road network and materially contravenes the policy set out in Paragraph 3.3.15(i) of the Dublin County Development Plan in which it is stated that in order to preserve the rural quality of the area road frontage should be at least 60 metres. As a result the proposed development would be contrary to the proper planning and development of the area. The proposed development would result in the existing approved development having inadequate site width.
- 2 The proposed development materially contravenes paragraph 2.3.6(a) of the Dublin County Development Plan, 1993 in that the submission does not include evidence that the applicant has established a genuine need to reside in close proximity to their employment where related to the rural community or reasons of close family ties with the rural community. As a result the proposed development would be contrary to the proper planning and development of the area.
- 3 The proposed development would constitute undesirable ribbon development in this area and would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

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