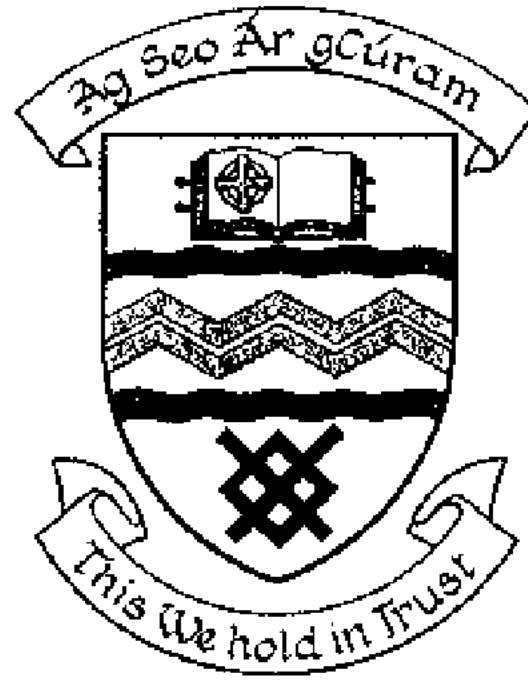


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S98A/0708	
1. Location	Raheen, Brittas, Co. Dublin.			
2. Development	A single storey dwelling, seperate garage and septic tank or similar sewage treatment.			
3. Date of Application	16/10/1998	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 10/12/1998 2.	1. 05/01/1999 2.	
4. Submitted by	Name: Michael O'Keefe, Address: The Lodge, Raheen,			
5. Applicant	Name: Michael O'Keefe & Elaine Keogh, Address: The Lodge, Raheen, Brittas, Co. Dublin.			
6. Decision	O.C.M. No. 0463 Date 03/03/1999	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
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
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0463	Date of Decision 03/03/1999
Register Reference S98A/0708	Date 16th October 1998

Applicant Michael O'Keefe & Elaine Keogh,
Development A single storey dwelling, seperate garage and septic tank
or similar sewage treatment.
Location Raheen, Brittas, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 10/12/1998 /05/01/1999

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

AK
..... 03/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Michael O'Keefe,
The Lodge,
Raheen,
Brittas,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0708

Reasons

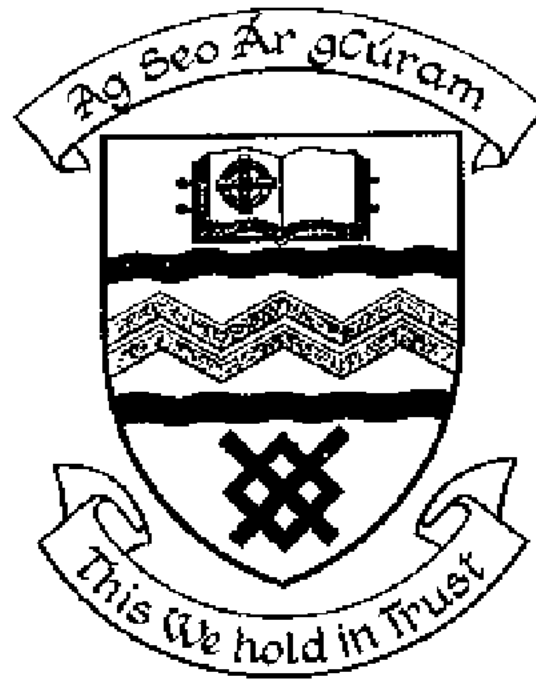
- 1 The proposed development is located in an area zoned "to protect and enhance the outstanding natural character of the Dublin Mountain Area" in the South Dublin County Development Plan 1998. It is the policy of the Planning Authority, as stated at section 2.3.1 of the current Development Plan, that housing will only be permitted in such areas where the applicant is a native of the area, can demonstrate a genuine need for housing in the area, and where the development is related directly to the area's amenity potential or its use for agriculture, mountain or hill farming. The applicant has not established a sufficient case in this regard. The proposed development would, therefore, materially contravene the zoning objective for the area and would be contrary to the proper planning and development of the area.
- 2 The proposal to erect a dwelling on this sensitive and elevated site which is zoned "to protect and enhance the outstanding natural character of the Dublin Mountain Area" and where it is the stated objective of the Planning Authority to preserve views from either side of the adjacent roadway, would be seriously injurious to the visual amenities of the area and, as such, would be contrary to the proper planning and development of the area.
- 3 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 4 The proposed development would endanger public safety by reason of traffic hazard due to the generation of traffic turning movements at a location where vision is deficient.

NOTE: The applicants are requested to consult with the planning department to discuss the possibility of identifying an acceptable site within the family ownership which might overcome the shortcomings of the proposed site.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2483	Date of Decision 10/12/98
Register Reference S98A/0708	Date 16th October 1998

Applicant Michael O'Keefe & Elaine Keogh,
Development A single storey dwelling, separate garage and septic tank
or similar sewage treatment.

Location Raheen, Brittas, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/10/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Clarification of the submission relating to the applicant working for his Fathers company based at Raheen Brittas is required. The applicant is requested to indicate the nature and location of the business, also the extent and nature of the business proposed to be conducted from this proposed dwelling.

signed on behalf of South Dublin County Council

LAH
.....
for Senior Administrative Officer

10/12/98

Michael O'Keefe,
The Lodge,
Raheen,
Brittas,
co. Dublin.