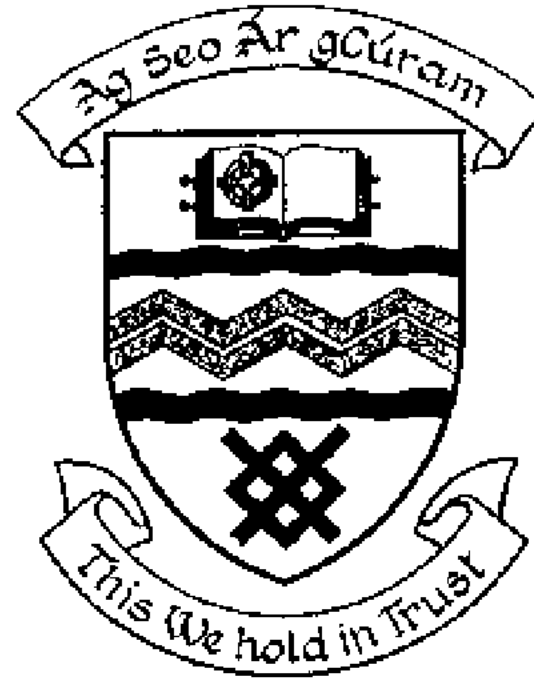


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0510	
1. Location	Raheen, Brittas, Co. Dublin.		
2. Development	Single storey dwelling, separate garage and septic tank or similar sewerage treatment.		
3. Date of Application	22/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Michael O'Keeffe, Address: The Lodge, Raheen, Brittas,		
5. Applicant	Name: Michael O'Keeffe, Address: The Lodge, Raheen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1882  Date 18/09/98	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,  
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**

<b>Decision Order Number 1882</b>	<b>Date of Decision 18/09/98</b>
<b>Register Reference S98A/0510</b>	<b>Date 22nd July 1998</b>

**Applicant** Michael O'Keeffe,  
**Development** single storey dwelling, separate garage and septic tank or similar sewerage treatment.  
**Location** Raheen, Brittas, 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.

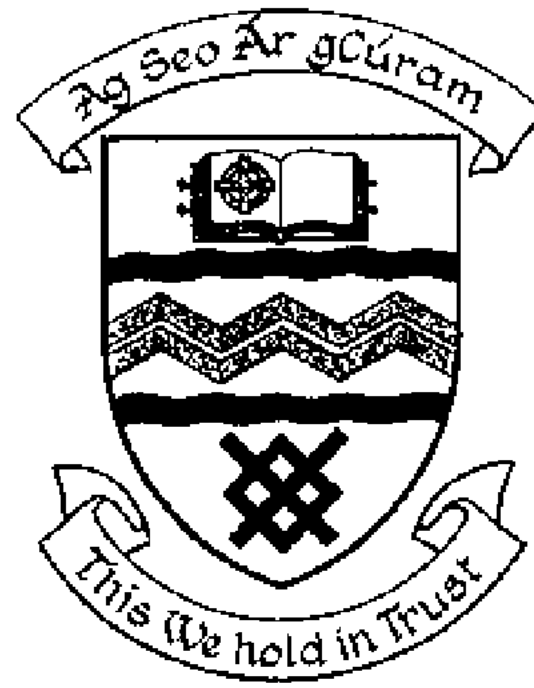
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

*PH*  
..... 18/09/98  
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S98A/0510

**Reasons**

- 1 The proposed development is located in an area zoned "to protect and improve high amenity areas", in the 1993 Dublin County Development Plan. It is the policy of the Council that housing will only be permitted in areas of high amenity where the applicant is a native of the area and can demonstrate a genuine need for housing in the area. The applicant has not established a sufficient case in this regard. The proposed development would therefore materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 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.
- 3 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.
- 4 The proposed development would interfere with a view of special amenity value and special interest which it is necessary to preserve as indicated in the 1993 Dublin County Development Plan, and would, therefore, be contrary to the proper planning and development of the area.