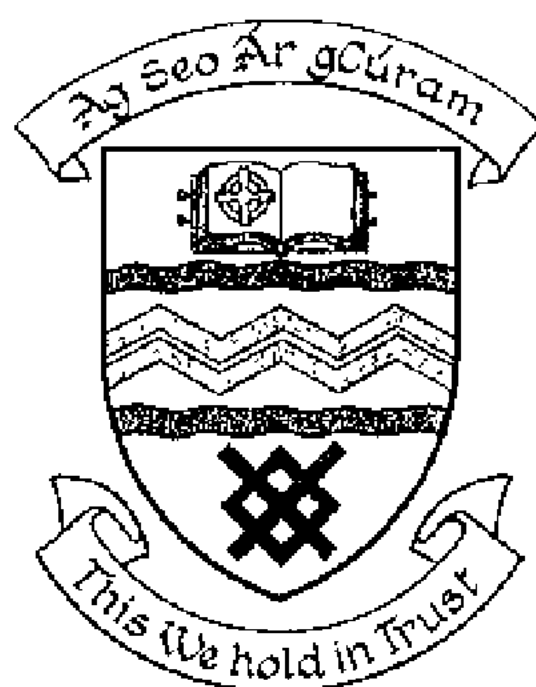


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0447	
1. Location	Redgap, Rathcoole, Co. Dublin.		
2. Development	A new dormer bungalow and septic tank with new entrance onto private road.		
3. Date of Application	01/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Philip Staunton Architects, Address: The old Coachhouse, 22 Aungier Street, Dublin 2.		
5. Applicant	Name: B. Mansfield, Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1953 Date 28/09/98	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
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1953	Date of Decision 28/09/98
Register Reference S98A/0447	Date 1st July 1998

Applicant B. Mansfield,
Development A new dormer bungalow and septic tank with new entrance
onto private road.
Location Redgap, Rathcoole, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including 30/09/98

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

.....
for SENIOR ADMINISTRATIVE OFFICER

29/09/98

Philip Staunton Architects,
The Old Coachhouse,
22 Aungier Street,
Dublin 2.

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REG REF. S98A/0447

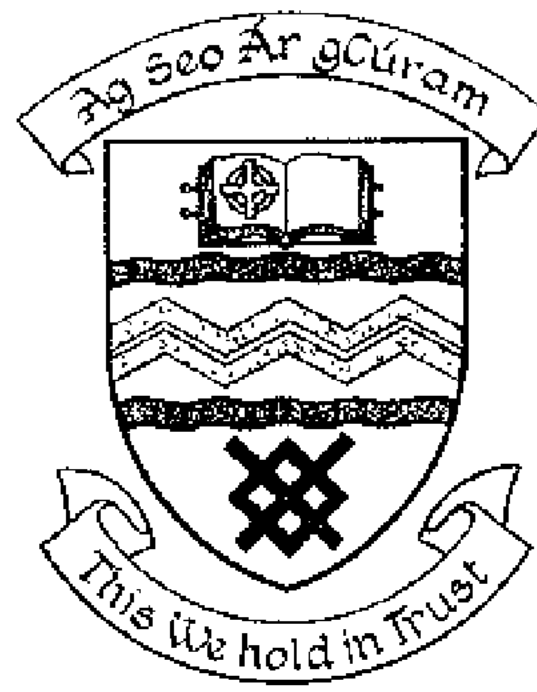
Reasons

- 1 The proposed development is located within an area zoned objective B in the current Development Plan. It is the policy of the Council that dwellings may be permitted in such zoned areas where applicants 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 the rural community. The applicant has not established a case in this regard. The proposed development would therefore contravene materially the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 Inadequate details have been submitted to enable the suitability of the site for the safe disposal of domestic effluent to be assessed. The proposed development would therefore be prejudicial to public health.
- 3 The proposed development constitutes undesirable sporadic 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 additional traffic and turning movements at a location where vision is deficient as a result of substandard vision splays.
- 5 The proposed dwellinghouse by virtue of its unsympathetic design, character and bulk, and the elevated nature of the

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REG. REF. S98A/0447

site would be visually obtrusive and would not be in
accordance with the proper planning and development of the
area.

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

Decision Order Number 1748	Date of Decision 02/09/98
Register Reference S98A/0447	Date 1st July 1998

Applicant B. Mansfield,
App. Type Permission
Development A new dormer bungalow and septic tank with new entrance
onto private road.

Location Redgap, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 30/09/98

Yours faithfully

LA
..... 02/09/98
for SENIOR ADMINISTRATIVE OFFICER

Philip Staunton Architects,
The Old Coachhouse,
22 Aungier Street,
Dublin 2.